

HELLER

^M
THE BOOK OF
100 HOMES

BOOK C



THE MIDDLESEX (see page 7)

CESSNA LUMBER CORPORATION

27 Howard St.

CUMBERLAND, MD.

PRICE \$1.00



THE FIRST HOME You Build

THE surest way to get just the kind of a home you want is to build it yourself, or more properly, to have it built to order. Such a home need cost no more than an equally good home built for someone else.

IN all probability you have never built before, or at most you have built only once. Your building experience is limited. Ours, which has grown and developed through years of helping people to plan and build their homes, is at your service.



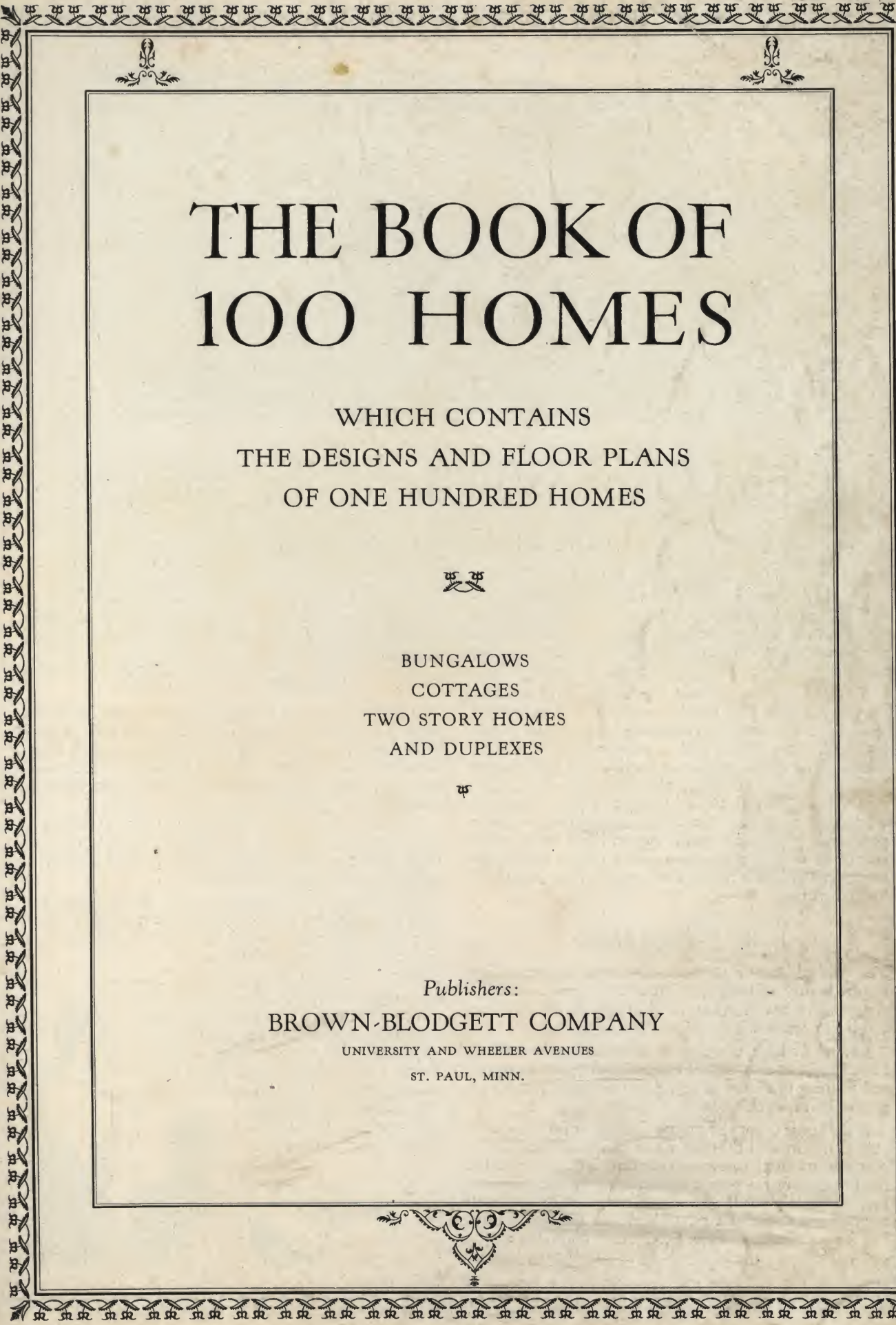
THIS plan book is the first part of that building service. The hundred homes and plans herein will help you to decide on the style and the size of a house you will build. Page 100 (opposite the back cover) will aid you in deciding how much you can pay for a home.

An Invitation

THIS book is only the beginning of our building service. After selecting the plan best suited to your lot and your ideas, come in and talk to us about it. If the plan needs reversing or if it needs a few minor alterations we can advise you about it. We can offer you still other plans in case you do not find herein exactly the house you want. We can estimate for you the cost of materials for the house of your choice, and give you many other valuable suggestions on the home building question. This consultation service is free and we cordially invite you to use it whenever you need it.

<i>Duplicate Blueprints on any design</i>	\$20.00
<i>Triplicate Blueprints on any design</i>	25.00

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THE BOOK OF 100 HOMES

WHICH CONTAINS
THE DESIGNS AND FLOOR PLANS
OF ONE HUNDRED HOMES

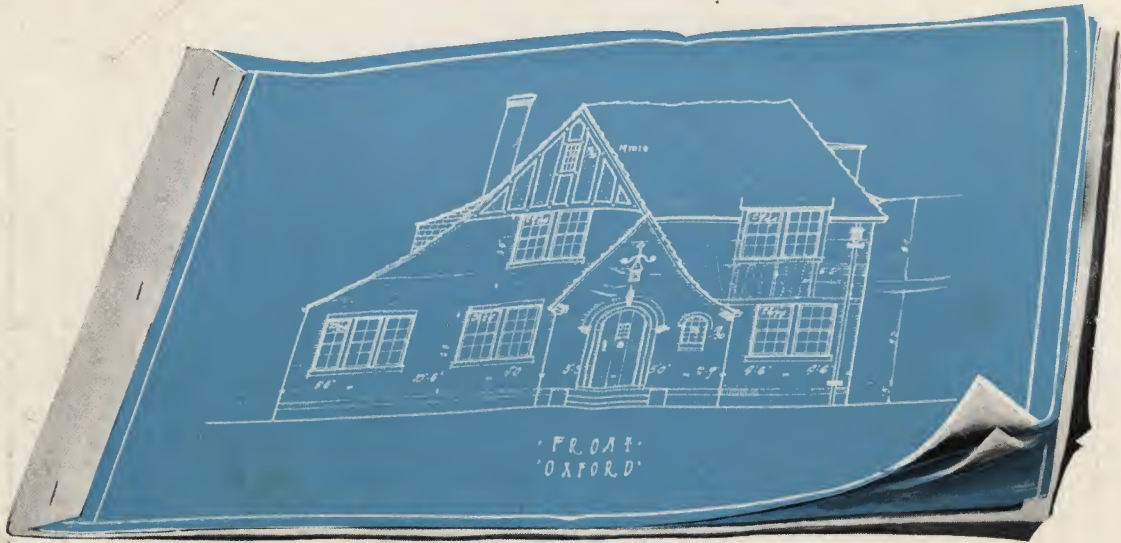


BUNGALOWS
COTTAGES
TWO STORY HOMES
AND DUPLEXES



Publishers:
BROWN-BLODGETT COMPANY
UNIVERSITY AND WHEELER AVENUES
ST. PAUL, MINN.





Good Plans Will Save You Money

In the Building Operations

A MAN once tried to save a half-dollar by not buying a road map for a long automobile trip. The time he lost, the extra gasoline he burned, and the price of night's lodging and meals in a small town cost him many times the price of the map.

To build a house without a complete set of working plans is the same kind of false economy. A complete set of architect's blueprints in duplicate for any house in this book costs only \$20.00, and in triplicate only \$25.00. If plans are not complete to start with, extras and changes become necessary. Lumber, plumbing and other materials may be wasted, to say nothing of many hours of workmen's time. But that is not all. Without definite plans and specifications at the outset, there is too much chance for faulty construction, also a chance for serious misunderstanding between the builder of the home and his contractor.

In the Finished House

The finished house should combine many important elements: beauty of design, an attractive interior, economy of space, low cost of upkeep, and all possible convenience and living comfort.

Often, of course, one element must sacrifice something to another, but an architect has had many years of study and training in the art of combining all these features to get the best results.

If the house is not right when finished, it isn't as desirable to live in, and the owner will tire of its general appearance when the newness wears off. It may not be comfortable, or its poor arrangement may make house-keeping unduly hard. A business opportunity may call the owner to another city. Ill health in the family may call for a different climate. Some other unforeseen emergency may cause the family to move out. If the house is

not planned right, it may be extremely hard to rent or sell, and it will probably bring several hundred dollars less than it should, all for the lack of a set of architect's blueprints.

Changes Can Be Made

You may not find just the right house for your lot in this book. If the sunroom would be on the north side, or some other feature misplaced, the plans can be reversed. If the house of your favorite design is finished in stucco and you prefer wood siding or brick veneer, that can easily be changed.

A change in the shape of the house such as making it narrower to fit the lot or changing the pitch of the roof might spoil the whole design; it should not be attempted. A different plan should be selected.

Some minor alterations can be made by the contractor, such as changing a non bearing partition or the position of a door, but these should be made on the blueprint before building operations begin.

Beside the hundred plans in this book we have still other plans to offer. After selecting your plan, we invite you to consult our building service department. Being intimately acquainted with home building problems we can give you many practical and helpful suggestions. We can talk over the various materials that you will want to know more about before you go ahead.



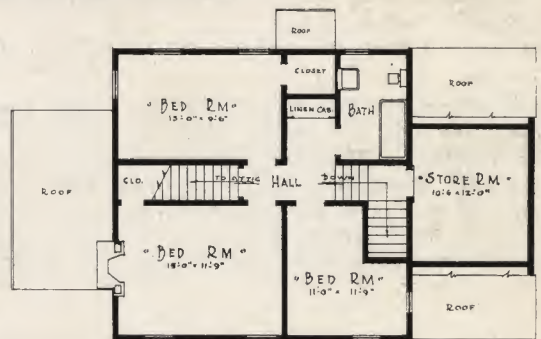


SIX ROOMS, SUN ROOM AND ATTACHED GARAGE, 27½ X 26 FT.

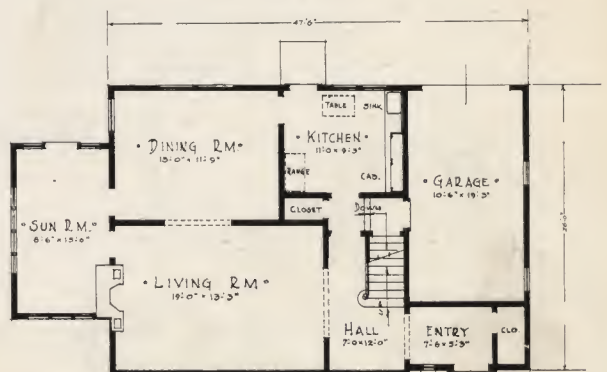
The SWAMPSCOTT

CHARACTERISTICALLY American Colonial, simple in treatment and practical to build. The well-concealed attached garage, accessible from the main hall, is a distinct feature. Here we have well proportioned rooms and ample closet space, with storage space over garage. A stairway leads to attic. The large living room, opening on the sun porch makes this an especially livable home. Teas or meals can be served on sun-porch, through the dining room. Three bedrooms—one with fireplace, on second floor, linen cabinet, large closets—what more can be desired for a home-loving family?

Built of wood—shingle or clapboard sides, with—shall we say green blinds to match the roof?—and we have a charming, low cost, homey home.



"SECOND FLOOR PLAN"



"SWAMPSCOTT" "FIRST FLOOR PLAN"

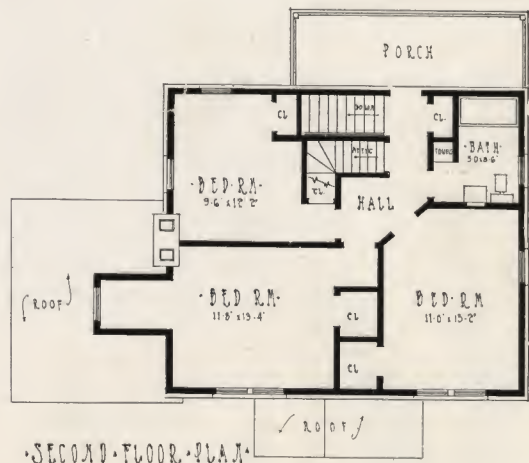
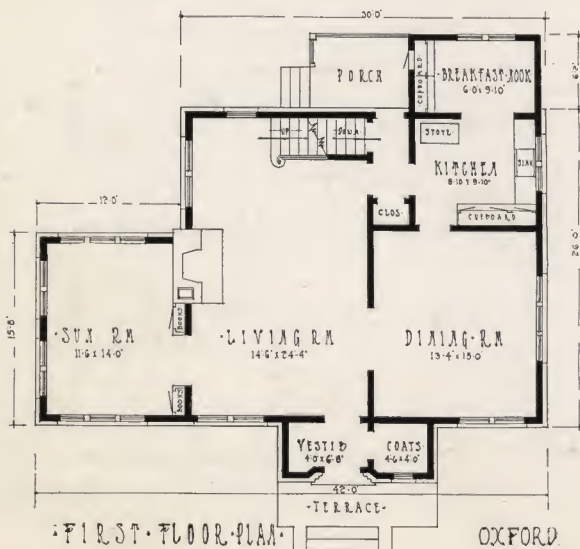


SIX ROOMS, SUN PARLOR AND BREAKFAST NOOK, 30 X 26 FT.

The OXFORD

THE exterior of this home, with its brick veneer finish and low sweeping gables, has an atmosphere of sturdiness that will wear well. Allowing for a side drive, the frontage should be sixty feet. With a rear entrance to garage, the house could be built on a fifty foot lot. The vestibule entrance has a generous coat closet. The living room, with double light exposure,

and a friendly fireplace, lends a homelike atmosphere. The sun room is always a place to enjoy a good book, music or radio. The kitchen has access from both living room and dining room. The dining nook, too, saves the housewife many steps. The kitchen is conveniently arranged, light and attractive. The three bedrooms have ample closet space and cross ventilation.





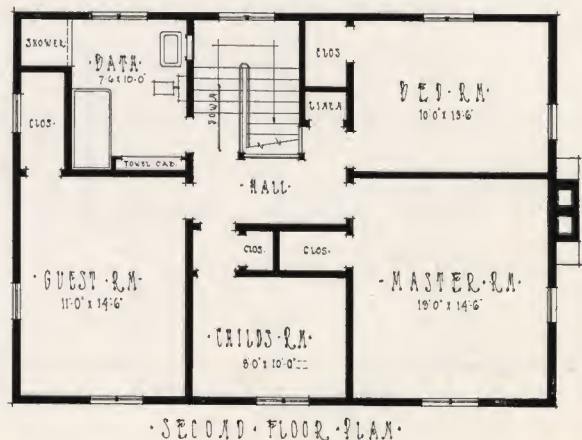
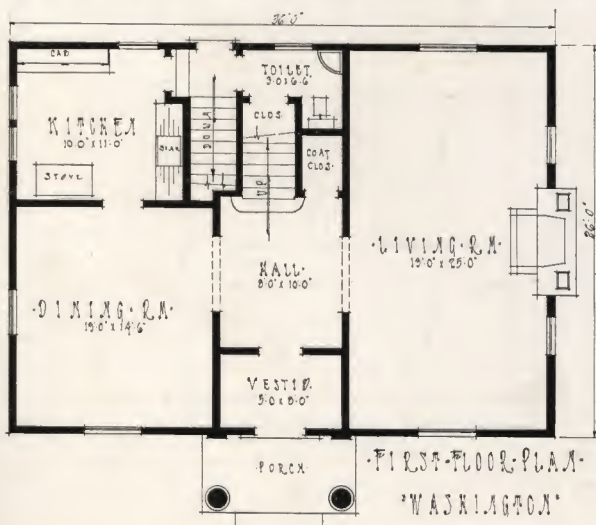
SEVEN ROOMS, 36 X 26 FT.

The WASHINGTON

WE cannot visualize anything that could be added or deducted from the Washington to improve it; this Colonial design is perfect. The dignified entrance, large front door, wide windows with shutters, low roof lines, all combine to make a truly American Colonial picture. The lot should be 50 feet.

The first floor has the usual large center hall, with a wide stairway, a coat closet and arched

openings to rooms on either side. The toilet on first floor is an added convenience. The second floor has a large bath room with separate shower compartment. The bed rooms are large, with roomy closets and cross ventilation. The small center room at front is useful for many purposes. The house must be white; use a green shutter and dark green roof, plant blooming shrubbery and your picture is complete.





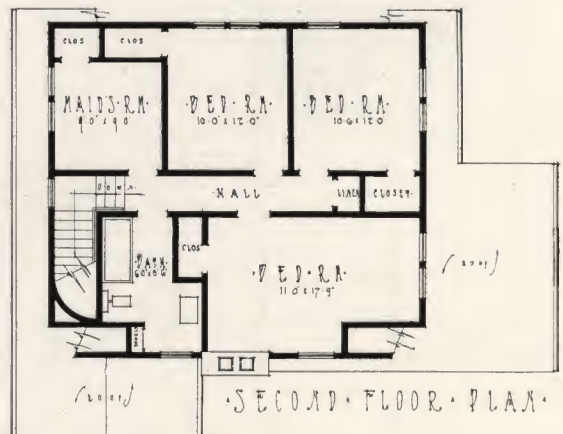
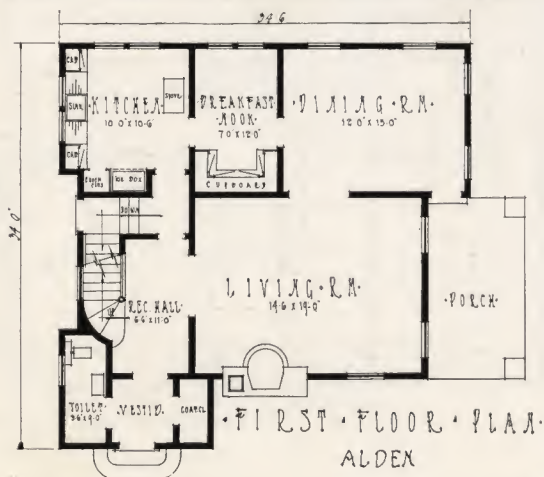
SEVEN ROOMS AND BREAKFAST NOOK, 34 FT. 6 IN. X 34 FT.

The ALDEN

THERE is nothing in the design of a frame house that can be of better exterior proportions than those of this house. The tall massive chimney balanced by the gabled entrance and the open side porch give this house a charm that holds you day after day. Some homes look good on first appearance, but they do not wear. The Alden will be in good taste always.

The interior embodies many practical ideas, hence first there is a vestibule, coat closet and toilet on the first floor. An open stairway, easy access to the kitchen

from hall, and a conveniently located side entrance are other desirable features. Everyone likes the practicality of the nook for breakfast and luncheon. The second floor has three bed rooms with an extra room for the maid or for a sewing room. If an attic stairway is desired, we recommend that it take the place of the closet off the sewing room. The most appropriate color scheme is silver grey shingles and white trim. Keep your shingles a light straw color, rather than green, as there is too much roof exposed for this latter color.





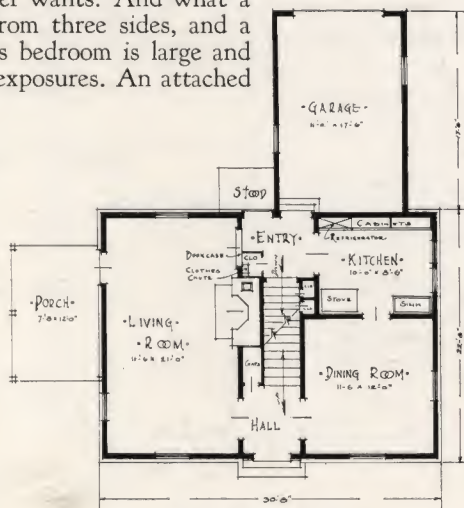
FIVE ROOMS AND ATTACHED GARAGE, 30 X 22 FT.

The MIDDLESEX

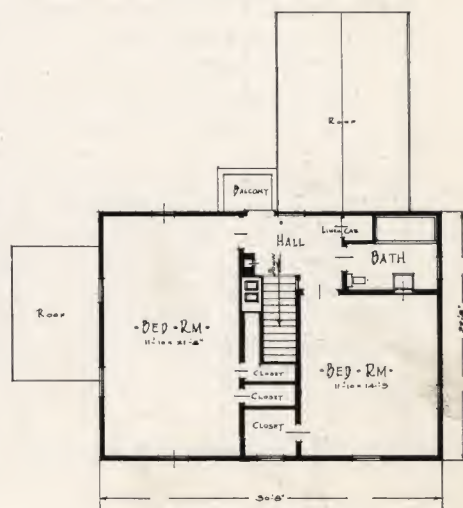
THOSE who admire Colonial architecture will like this design. It may be built of wood, stuccoed, or part or all brick.

The arrangement is compact, economical to build and easy to keep house in. Observe the generous closet space which every housekeeper wants. And what a living room!—light and air from three sides, and a fireplace for coziness. Owner's bedroom is large and airy, also with three outside exposures. An attached

garage, accessible without going outdoors. And a roomy screened porch for delightful summer days and evenings. Truly a happy haven for the ambitious business man or office worker.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MIDDLESEX



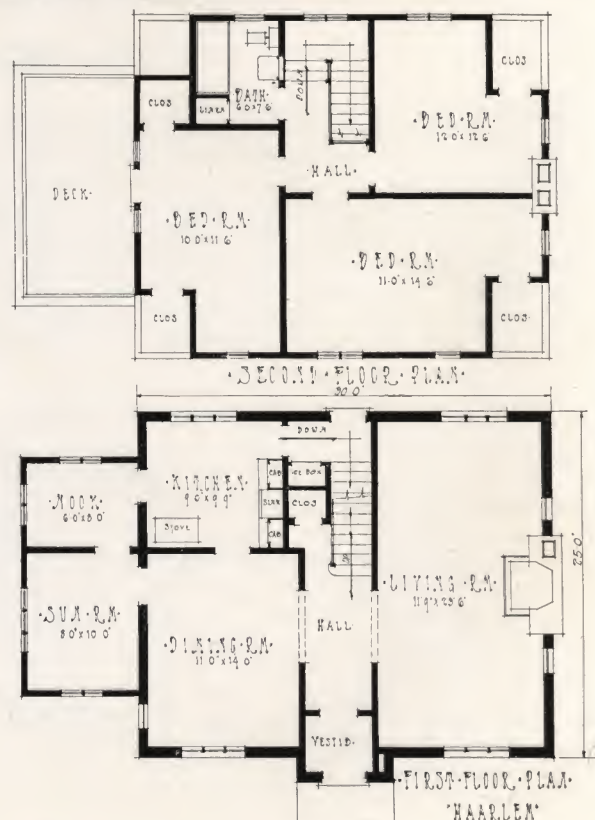
SIX ROOMS, SUN PARLOR AND NOOK, 30 X 25 FT.

The HAARLEM

THE house shown here has that happy look of perfection, both as to balance and details of construction, that is seldom carried out to better effect. The brick quoins at the corners, stucco walls, brick entrance, combine to make perfect harmony. The second floor, with its low dormer at the front, graceful steel sash, shuttered windows and white shingled exterior completes the picture.

Variegated colors on the shingles do not particularly add to the design,—these can just as well be in one tone.

The interior rooms have a pleasing arrangement. The sun room can be all in one, or divided as shown. The stairway, with windows at the landing make a pleasing effect in the hall. The second floor has three bed rooms, well lighted. The hall is small, but has doors to every room. With the proper setting and shrubbery planting such a house will be a lasting satisfaction to the owner.





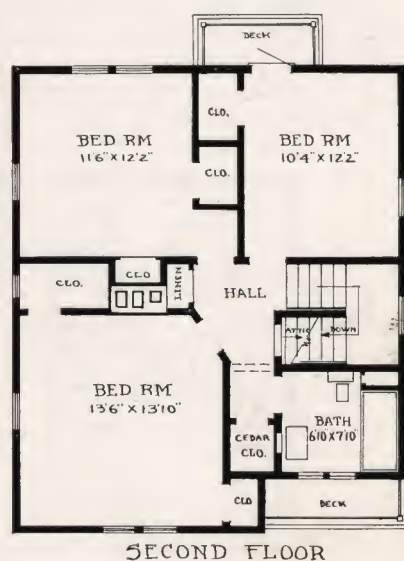
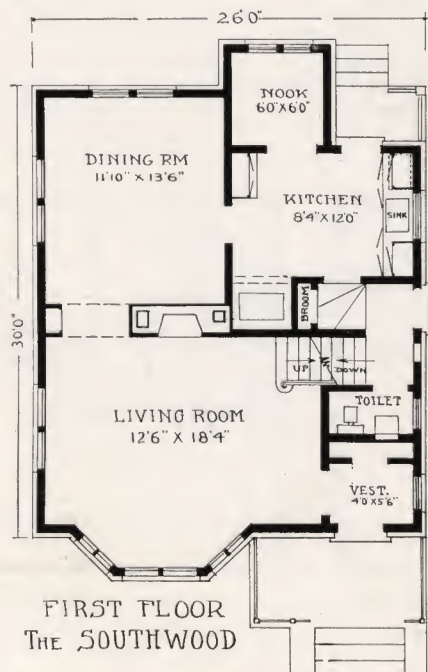
SIX ROOMS AND DINING NOOK, 26 X 30 FT.

The SOUTHWOOD

IN England many of these half timbered homes have stood for centuries. They have a quiet peaceful air of permanency, combined with a warm homelike atmosphere that is always borne out by the big open fireplace in the living room. When the lower story is of brick or brick veneer the warmth and permanency are both accentuated. While a deep wide shady lot makes an ideal setting, the house is very well adapted to the narrower city lot.

The housewife will appreciate the downstairs toilet where a man can clean up after tinkering with his car without tracking into the kitchen or through the rest of the house. She will like the convenient breakfast nook with its outlook on the garden and be attracted by the entertainment possibilities of the ample dining room and bright and airy living room. The cedar closet on

the second floor and the third floor space where a maid's room might be finished are other desirable features.





SIX ROOMS AND BREAKFAST NOOK, 28 X 25 FT.

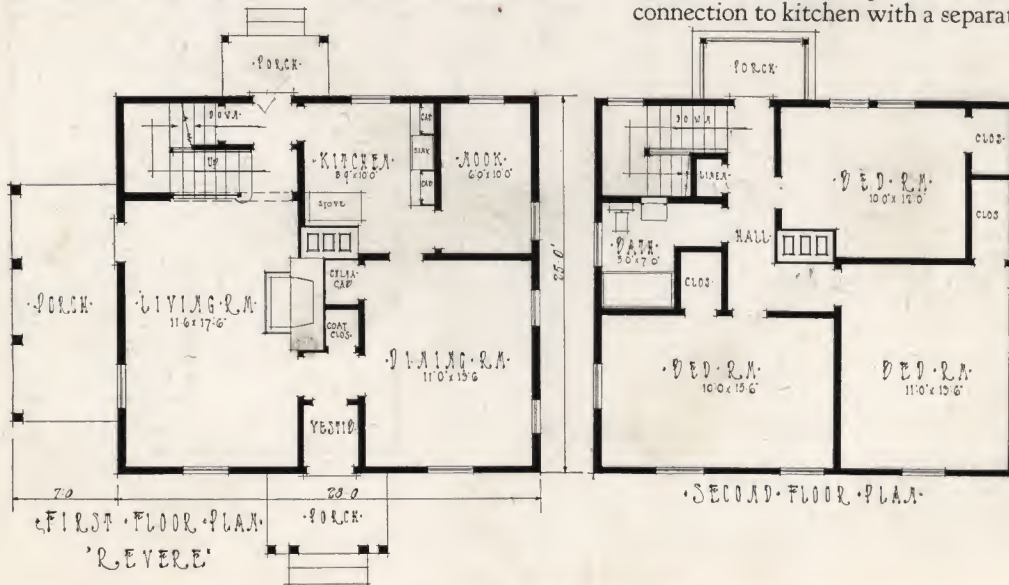
The REVERE

HERE we have a little gem, just small enough to be built with reasonable cost, and large enough to keep the interior divided in well proportioned and ample rooms. Study the exterior, the simple regular lines, the modest entrance, beautiful windows and most of all, a large central chimney. We often do not

realize how a chimney can "make or break" a house. At the peak of the roof it belongs, but many times it is not possible to put it there.

The interior speaks for itself. The living and dining room at the front, connected by a short passage is very unique. The inside fireplace with chimney giving direct connection to kitchen with a separate flue is very good.

The nook is welcome in any home and the open stairway with direct connection to basement, rear yard and kitchen is a salient feature. The second floor has three large bed rooms. Keep such a house white, straw colored roof, light brown shingles and well planted shrubbery; it will be a gem in any community.





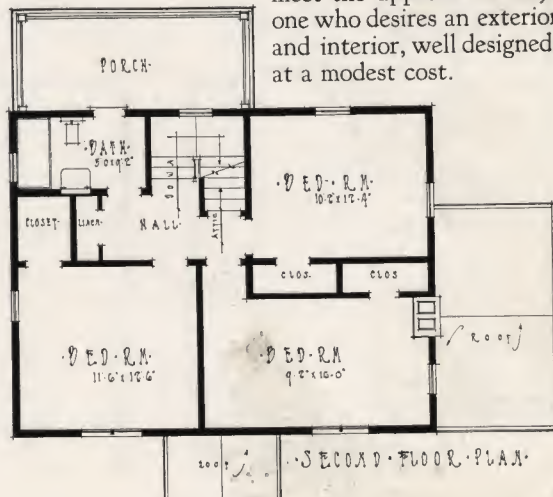
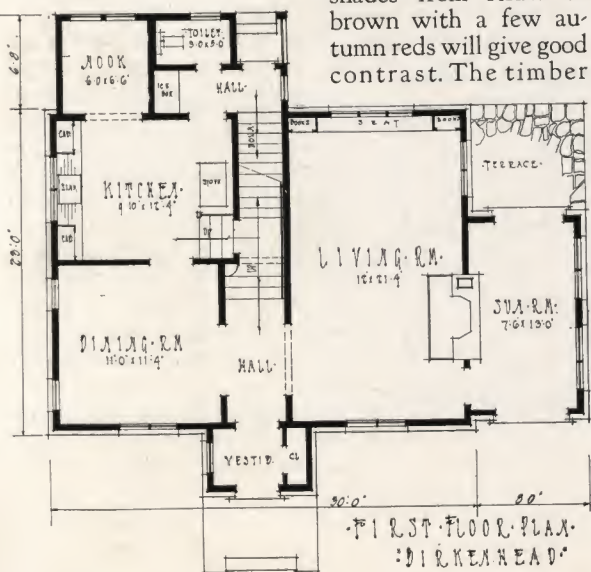
SIX ROOMS, SUN ROOM AND BREAKFAST NOOK, 30 X 23 FT.

The BIRKENHEAD

THE advantage of turning the wide side to the front is clearly shown here. The house is really not large, but with this front, it appears larger. The timbered second story, built out flush with the brickwork is very effective. The roof exposure is too prominent for treatment in solid green or red. Mixed shades from straw to brown with a few autumn reds will give good contrast. The timber

work should be brown, the stucco cream and the brickwork brown.

The interior has some very desirable features,—a combination stairway and a first floor toilet. Each of the three bed rooms has cross ventilation. The hall has a stairway with access to the attic. The home should meet the approval of any one who desires an exterior and interior, well designed, at a modest cost.





SIX ROOMS AND DINING NOOK, 29 X 26 FT.

The NORTHWOOD

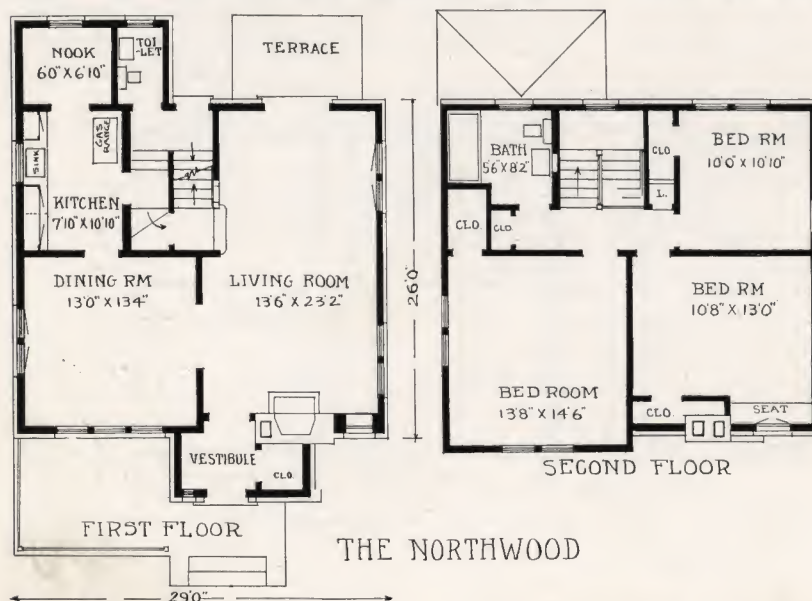
WHAT a truly homelike place this is in all its quiet dignity! How well proportioned and balanced! Through the reigns of the Tudor Kings of England and Queen Elizabeth this half timbered style of architecture was developed to perfection. In build-

ing your home on this plan, with enduring brick and strong sound timbers, you are building for future generations and still at moderate cost.

A beamed ceiling would be appropriate for the living room and the red brick fireplace will lend a cheery warmth to the room even when there is no fire.

Built in olden style this home has all the desired modern comforts and conveniences the housewife appreciates. She will like the unobtrusive stairway and the convenient arrangement upstairs where each bedroom has windows on two sides. The dining alcove will save her many steps. For the man who loves to tinker with his car or work in the garden the convenient rear lavatory will save tracking through the house.

The dining room and large living room afford plenty of space for entertaining guests.





SIX ROOMS AND SUN ROOM, 32 X 25 FT.

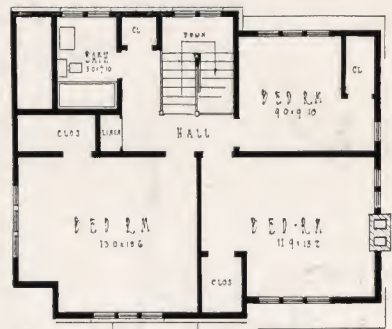
The NORWICH

BALANCE, proportion and pleasing design characterize this English type brick veneer house. It is of a design very popular in the newer sections, and will be in good taste for many years to come. Picture it if you can in its natural colors and setting, with the dark red brick, brown trim and gable with a roof of variegated colors.

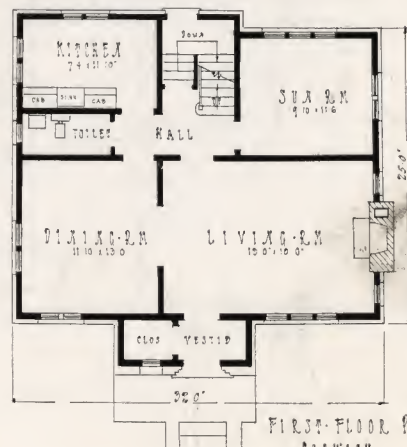
And what a practical and distinctive floor plan we have—a living room 13'x18' in size with its characteristic English fireplace. There is a fine large coat closet off the vestibule and a toilet on the first floor. We have labelled the extra room on the first floor a sun room, but this may be a library, a music room, a den or a bed room, as best suits your needs. The hallway is convenient to all rooms.

The second floor has two very large bedrooms, and one smaller. A large storage closet is planned which may be lined with cedar and a linen closet is also included.

Here is a design to which a great deal of thought and study has been given and we can highly recommend it.



SECOND-FLOOR PLAN



FIRST-FLOOR PLAN
NORWICH

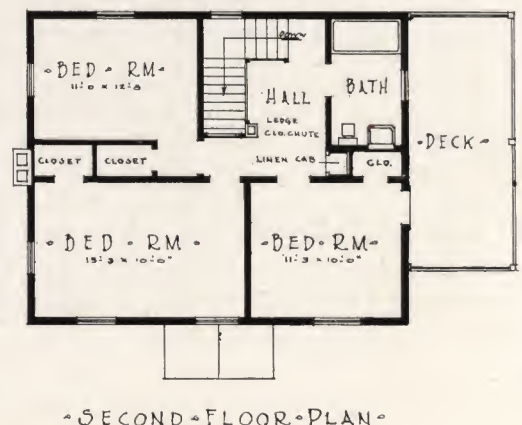
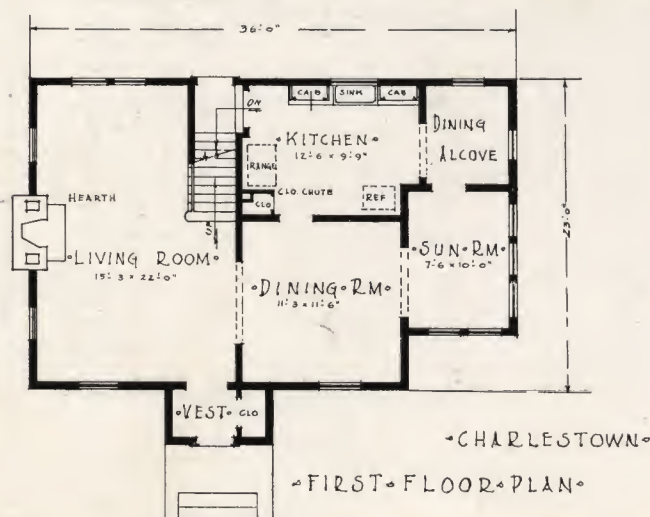


SIX ROOMS, SUN ROOM AND NOOK, 28 X 23 FT.

The CHARLESTOWN

PICTURE this Colonial house on your lot, with white shingles, green shutters and roof. You enter a large living room, with artistic stairway at end. Dining room, sun room and dining alcove are connected, all easily accessible to kitchen. Three good bedrooms and bath, and deck over sun room has many uses. The architect has kept in mind the convenience of the

housekeeper and has saved her many steps daily. The outside chimney adds a touch of color, and economizes room inside. With suitable planting this will be a home that will elicit admiring glances from passers by, and high praise from friends who are entertained within its four blessed walls.





SEVEN ROOMS AND DINING NOOK, 28 X 28 FT.

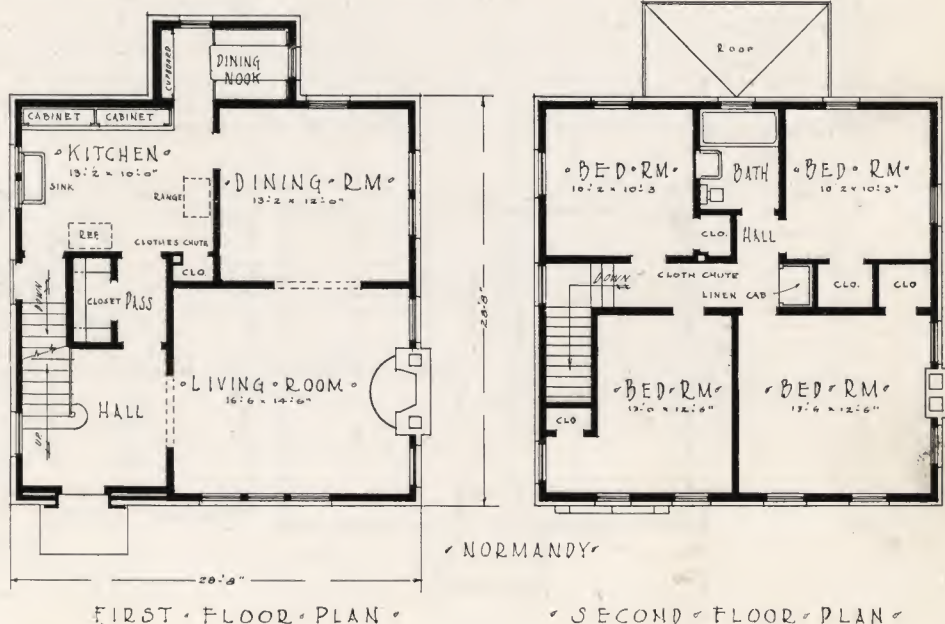
The NORMANDY

THE square house has much to commend by way of simplicity, compactness and economy of construction. Also for the saving of footsteps on the part of the housewife.

In this design we have a generously sized living room, where family life centers in leisure hours, and the open fireplace and hearth give a touch of comfort and hospitality in keeping with this homey house.

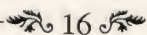
The kitchen, with dining nook apart from it, large cupboards, outside entry conveniently placed, together with an upstairs arrangement which makes for comfortable living for a numerous family,—all these features combine to make this an ideal home, especially

where there are children or frequent guests. Outside trimmings with colonial motif harmonize with the brick construction.



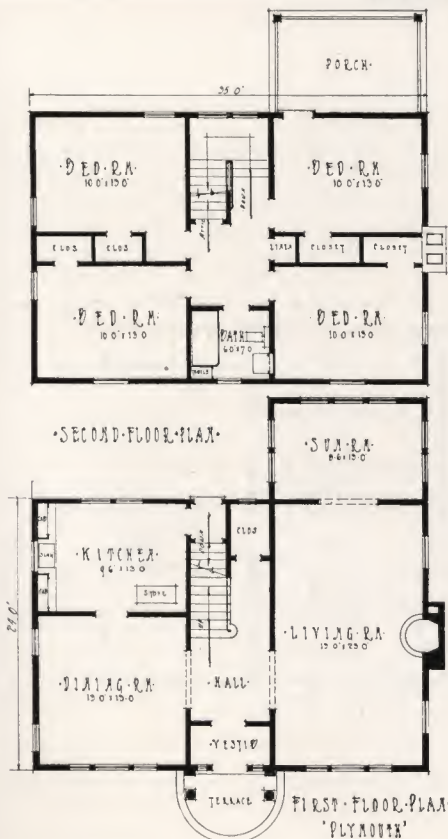
The KENT

The interior plan resembles somewhat the colonial design for it has the central hall way, with the living room opening off to the left, the dining room to the right, and the enclosed stairway to the back. The living room is large being 13' x 24' in size, which affords plenty of room for furniture and for entertainment. A breakfast nook could be added to the rear with access from kitchen. The second floor shows three large bedrooms well provided with windows and closets.





SEVEN ROOMS AND SUN PARLOR, 35 X 24 FT.



The PLYMOUTH

THE Colonial house will always remain as an architectural combination that never will be out of style. The secret of its charm is simplicity. The house seems always to express the character of the owner, people who dominate in hospitality and good cheer.

The construction of this type of home is such that every dollar spent expresses some useful purpose. The center hall, vestibule entrance, open stairway, give dignity to the entire house. The rear clothes closet could if desired be converted into a toilet room. Many variations of this layout are possible, but primarily they would be built around this plan. The sun parlor at the rear can be left off if it is desired to save a little expense.

The second floor has four large bed rooms, large closets and a stairway to attic. As an added feature we have a dust porch off one of the rear bedrooms. This house should always be built low on the ground, as shown in this illustration.

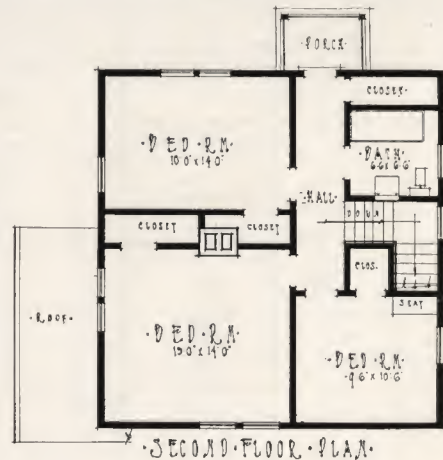
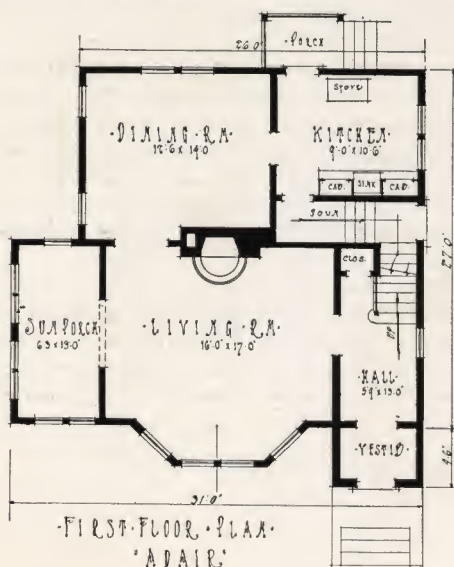


SIX ROOMS AND SUN PORCH, 31 X 27 FT.

The ADAIR

THE modern bold lines of detail and roof and the absence of ornate features make a striking appearance that will always be in good taste. The exterior is very similar to the Woodside; however the house is larger and different in layout. The vestibule and hall, the coat closet, open stair way and French door to

living room give a good entrance to the house. The living room is exceptionally well planned with its inside fireplace, large bay window and side porch. The kitchen has direct access to the basement and side grade entrance. The second floor has two large, well ventilated bed rooms and one smaller bed room.

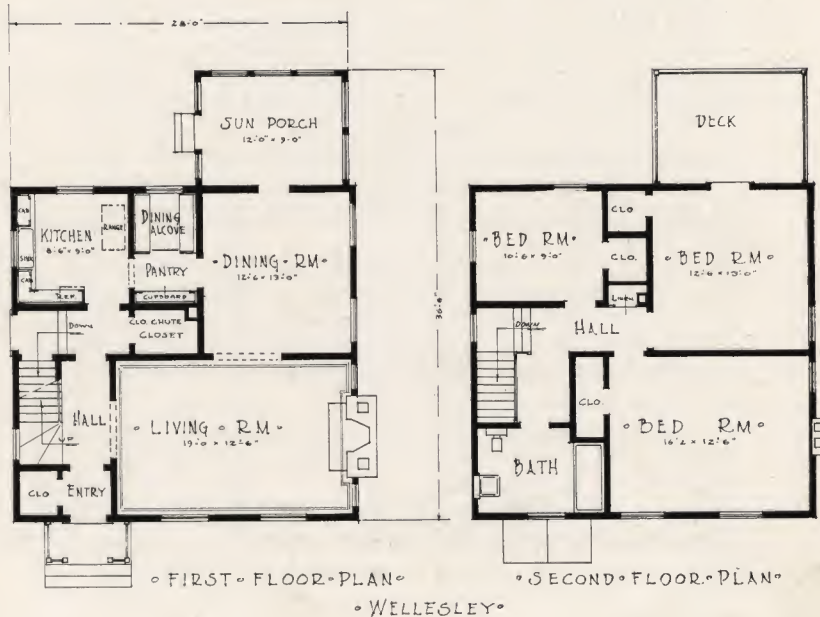




SIX ROOMS AND SUN PORCH, 28 X 28 FT.

The WELLESLEY

THE large living room with open fireplace, looks out upon the front lawn and street. A happy combination is the dining room, separated from the kitchen by pantry and dining alcove, with a sun porch, giving an alluring choice for serving meals according to the occasion and season. The deck over the sun porch may have an awning. Observe, too, the unusual size of closets. One might also have a recreation room in the basement. White or grey clapboards, green roof and shutters, with red chimney—what an attractive exterior! Especially with some peonies and other perennials, and shrubbery. An ideal home, is it not?





SEVEN ROOMS AND RECEPTION HALL, 28 X 26 FT.

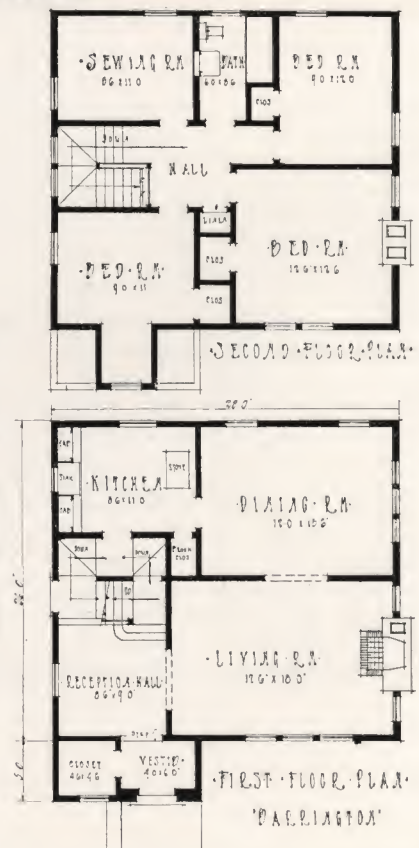
The BARRINGTON

THE stucco and timbered house we have shown, with its sharp cut lines and well balanced front, is a good example of modern American house construction. Its lines and exterior appearance are adaptations from the early English characteristics; the half timber and stucco finishing and the gables are truly representative of an age long since passed. The gabled entrance, with chimney on opposite side makes a balance that is finished by the pleasing arrangement of the windows. This type of house should be placed low to the ground.

The entry into a spacious vestibule with large closet is desirable. The reception hall, because of sufficient space, may be furnished as an additional music room or den. The combination stairway is compact and convenient. The dining room is well lighted and large, readily adaptable to modern or antique furniture.

The second floor has three bed rooms, and a sewing room useful for many other purposes. Each room has cross ventilation and large closet space.

The exterior wood trim should be brown, sash white, with a mixed colored shingle on roof, generally of a brown color. If you have a desire for something of a permanent style and character in your home, we can thoroughly recommend this plan.





FIVE ROOMS, 30½ X 20 FT.

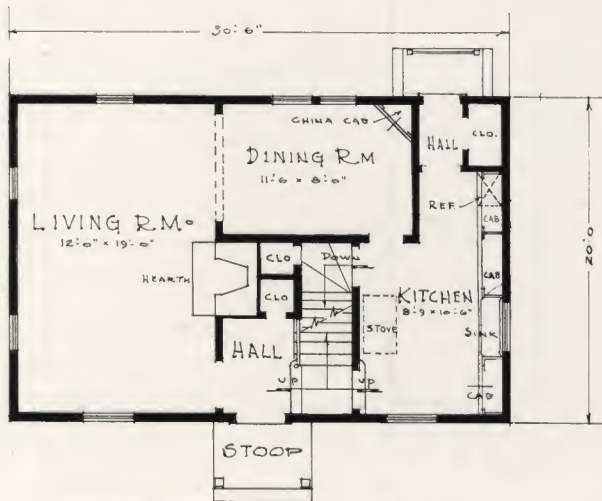
The DARTMOUTH

AN inexpensive Colonial house with some features rarely found in small homes. The rooms are unusually spacious. The main living room and the two large bedrooms have three-way ventilation.

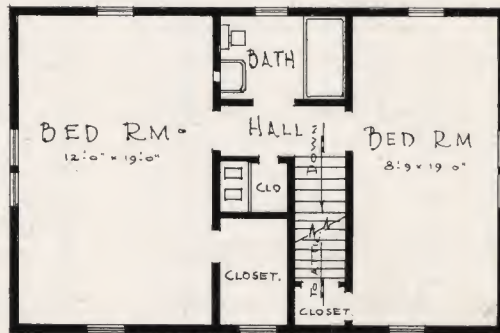
The kitchen is at the front of the house with access

to stairway without going through another room. It is a very compact house, leaving nothing to be desired in roomy closets. The fireplace in the living room adds special charm to this attractive home.

Planting of shrubbery and vines with a well kept lawn, wide siding, or, if preferred shingled walls, shutters and roof of colors to suit taste—and you have a home to take pride and satisfaction in for a lifetime.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

"DARTMOUTH"



SEVEN ROOMS, 25 X 30 FT.

The BONNYRIGG

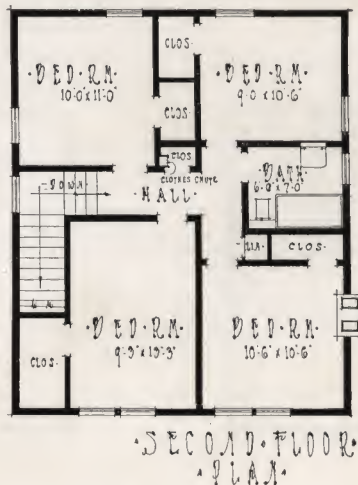
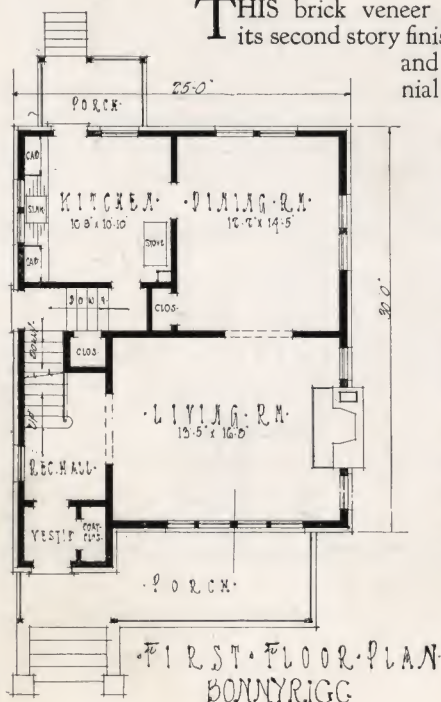
THIS brick veneer house, with its second story finished in frame and Dutch colonial lines, makes

a sturdy well balanced house, with a substantial character that can never be out of style. The exterior combines brick and shingles in an interesting way.

A handy coat closet is seen in the vestibule, at the right. The large living room extends across the front; opposite the plastered archway from the reception hall you will notice an excellent fireplace. The dining room just back of the living room is exceptionally well lighted, with two pairs of windows. There is plenty of cupboard space in the conveniently planned kitchen. Note the side grade entry to kitchen and cellar, and the porch at the rear.

The second floor has four chambers. Even if all these rooms are not used as bed rooms, an extra room is often needed for other purposes. A den or study for the head of the house is quite advantageous.

The lot should be 40 feet wide if a side drive is desired.





SEVEN ROOMS AND SUN PARLOR,

27 X 28 FT.
28 X 30 "



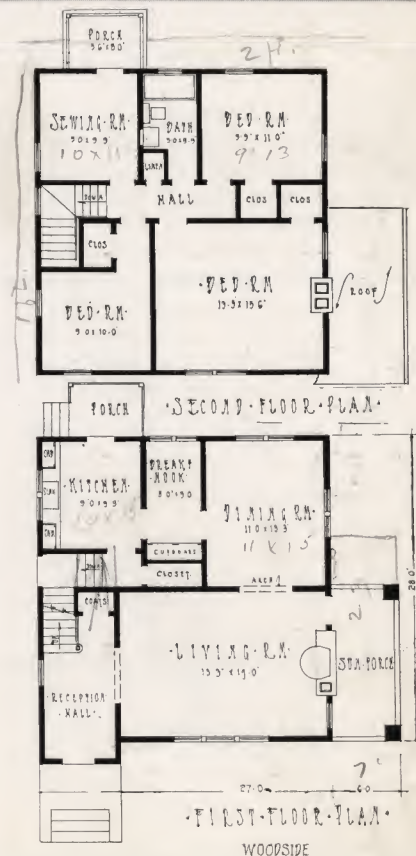
WOODSTOCK

The WOODSIDE

THIS is a very popular type of home, a fine example of the low sweeping gables as applied to a two story house. The entrance is balanced by a sun room at the opposite side, the windows in between giving a pleasing effect. The shingled exterior is the best material to use where frame walls are desired, otherwise brick veneer should be used.

We have an interior arrangement that will meet with the approval of every family. The reception hall can be divided at the front door to give a vestibule if desired, without being detrimental to the size of the hall. The breakfast room is located between the kitchen and dining room; it has ample space for furniture and in addition a built-in china cabinet. The second floor has three bedrooms, well ventilated and a large bathroom. If attic stairs are wanted they would have to enter from bedroom at front.

The Woodstock has the same floor plan, but a different elevation.





SIX ROOMS, 32 X 24 FT.

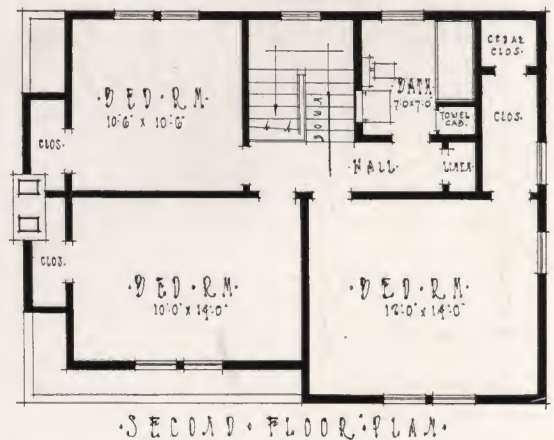
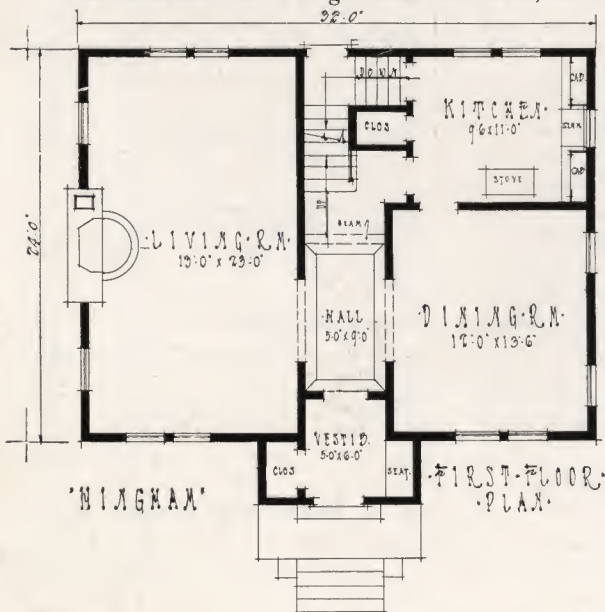
The HINGHAM

THE gabled front on main roof and vestibule, with the dormer window at the valley line of roof, gives this house the lines that we call American Colonial. It really is an adaptation of the colonial plan.

The vestibule has a large closet and seat, with

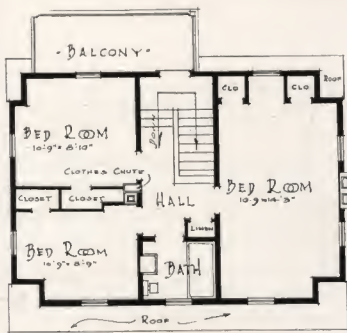
hinged top. The central hall gives access to all rooms. The kitchen has a broom closet, plenty of windows and convenient arrangement of fixtures. The second

floor has three large bedrooms and ample storage space. The elevated lawn gives the house a low appearance and adds to the exterior beauty.

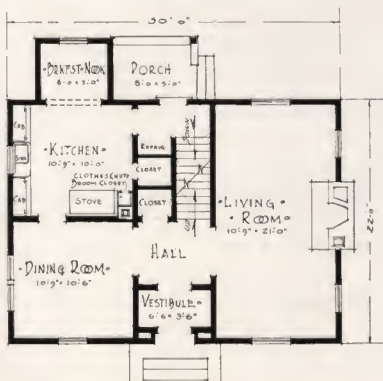




SIX ROOMS AND BREAKFAST NOOK, 30 X 22 FT.



• SECOND-FLOOR-PLAN •



• FIRST-FLOOR-PLAN •
• VANDERBILT •

The VANDERBILT

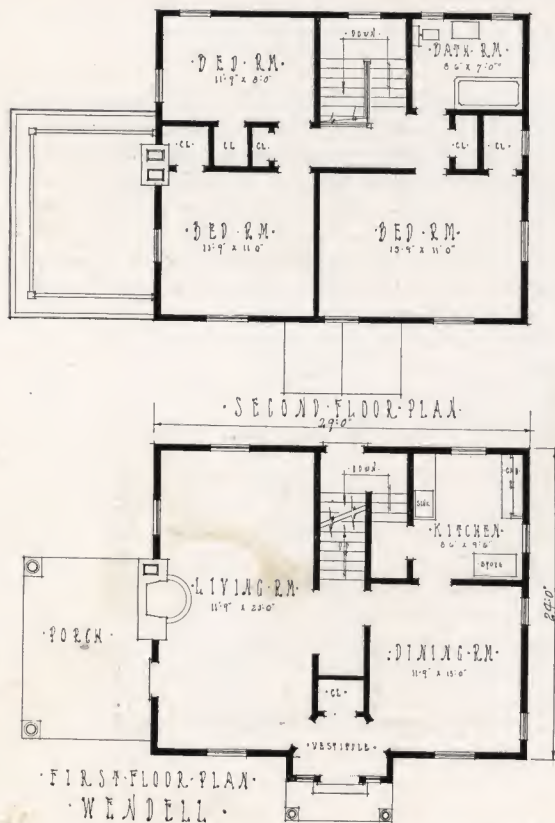
THE Dutch Colonial style fits any urban location, and usually offers a pleasing contrast with neighboring homes. Notice that the living room has three exposures, and, of course, the fireplace, which adds so much to family enjoyment. Breakfast nook and rear porch do not intrude on space in this compact, economical-to-build home, and make possible a useful balcony on second floor. Liberal closet space is a feature of this house,—something too often overlooked in small homes. Note the special arrangement in main bedroom which allows of a window in rear, between closets, giving three way ventilation in this room.

The exterior may be of shingles or siding, and shingles may be stained white, or grey with white trim, shutters being stained or painted in harmony. Or, a green roof and shutters, against white walls will compose a perfect picture of the true Dutch Colonial architecture. The exterior chimney, which may be vine-covered, adds to the appearance and economizes on interior space.

This design is commended as one which will suit the bank account of the builder who wants good style and enduring design at minimum outlay.



SIX ROOMS—29 X 24 FT.



The WENDELL

JUST as it appears from the outside, the Colonial home is always one of comfort and of beautiful simplicity. This compact style of house is economical in every way. It will fit into a fifty-foot lot. It is most economical to build, and its square design with a low slope to the roof makes it easy on the coal pile. Well insulated it can easily be kept warm and draftless all winter, and cool throughout the summer's heat.

The living room, with windows on three sides takes up half the room space downstairs.

The dining room and kitchen have the usual conveniences and the three bed rooms each have windows on two sides for good ventilation.

The side porch, which makes a convenient landing place from the car, may be screened or glazed if desirable.



SIX ROOMS, 36 X 25 FT.

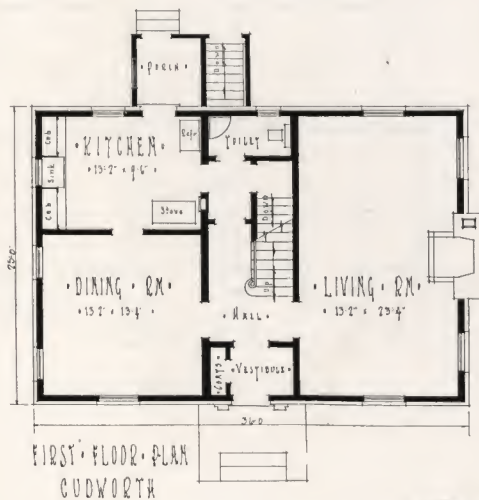
The CUDWORTH

A BRICK veneer English Colonial House with an excellent floor plan and no waste space. No frills or other expensive features, yet with every convenience imaginable and the exterior is one that will outlast many of the more "freakish" houses that are now being built everywhere; it is patterned after our early Colonial style and it is even now very popular indeed.

Be sure to finish the interior in the same treatment—Colonial. There is an opportunity—for the plans

call for a fireplace in keeping with the exterior, and a Colonial stairway in the center hall.

The outstanding features of the plan itself is the well lighted large living room, a convenient vestibule with closet, center hallway, lavatory on the first floor, an enclosed back porch heated if desired, outside entrance to basement, and an exceptionally large master's room with alcove and toilet. Note too the linen closet and cedar closet a few steps down on the landing between first and second floors.





SIX ROOMS AND BREAKFAST NOOK, 35 X 25 FT.

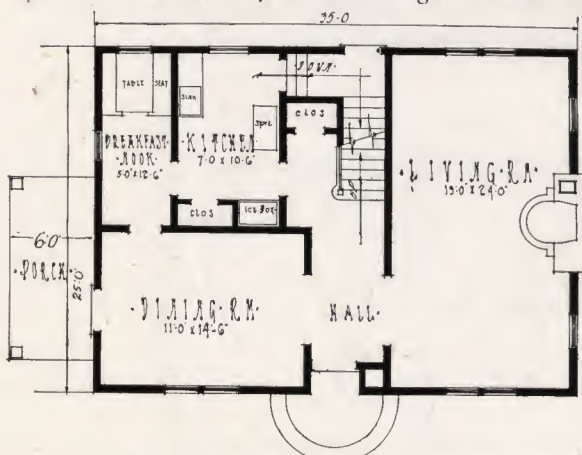
The KENILWORTH

IF we could only show you this attractive Colonial semi-bungalow with its appropriate colorings situated as it is alongside homes of various designs, you would also enthuse over it. Wide siding painted white and shutters of a rich green shade make a rich harmony of color that is exquisite.

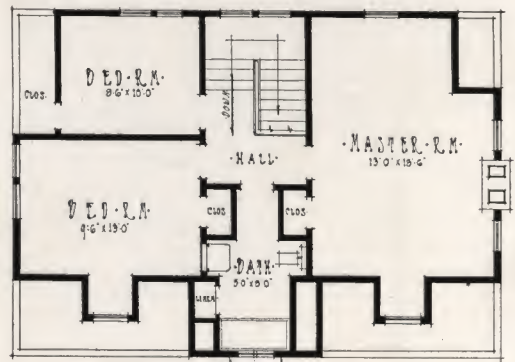
Seldom do we find a combination of exterior beauty and an ideal floor layout that can give us more than

this plan offers. The colonial roof and dormers, the modest entrance, the private side porch, give a distinction to this house that is dignified. Such a house will live through every style that may come; it has its own character that will always stand comparison with the newer homes built later in the vicinity.

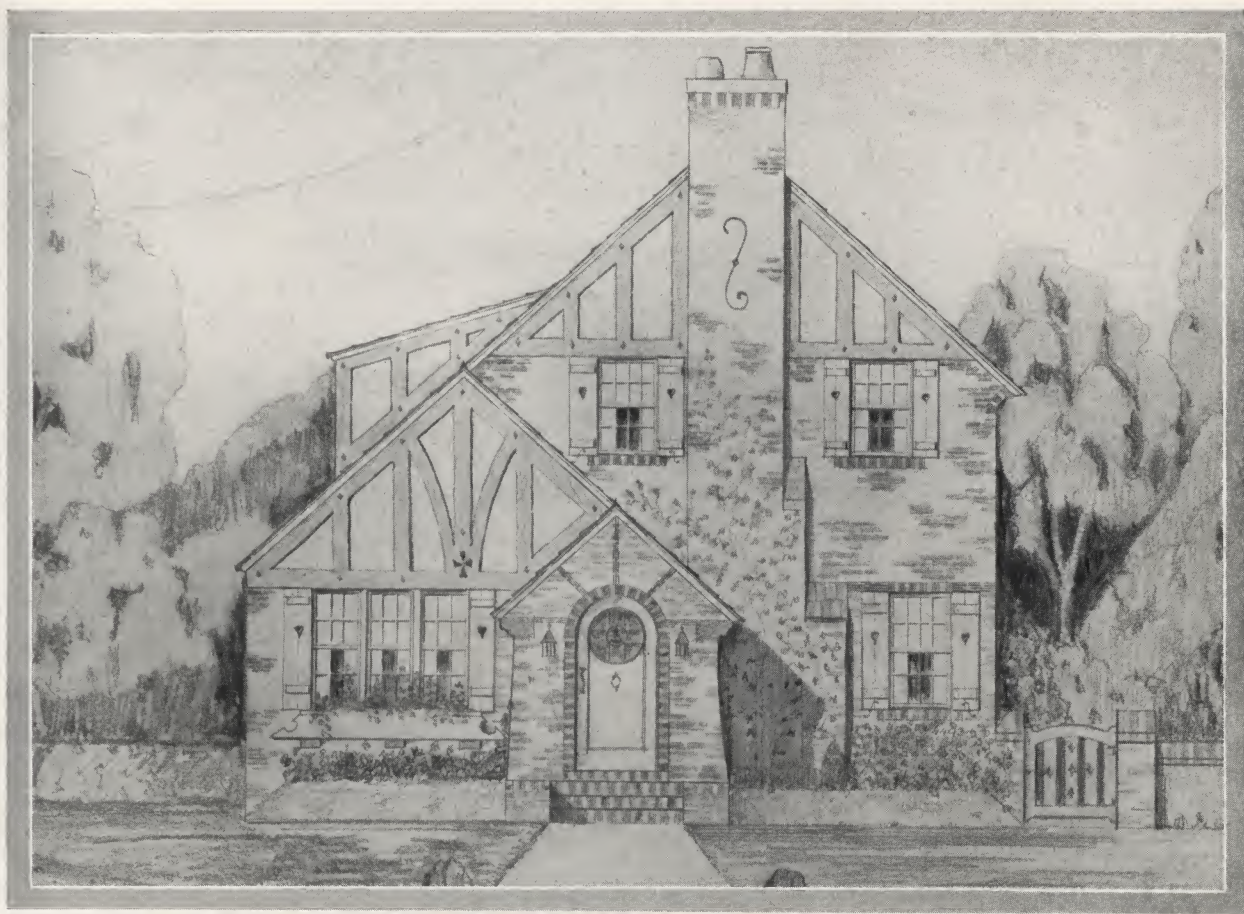
And every convenience has been included; it is a real gem both in exterior design and interior layout.



FIRST FLOOR PLAN
KENILWORTH



SECOND FLOOR PLAN

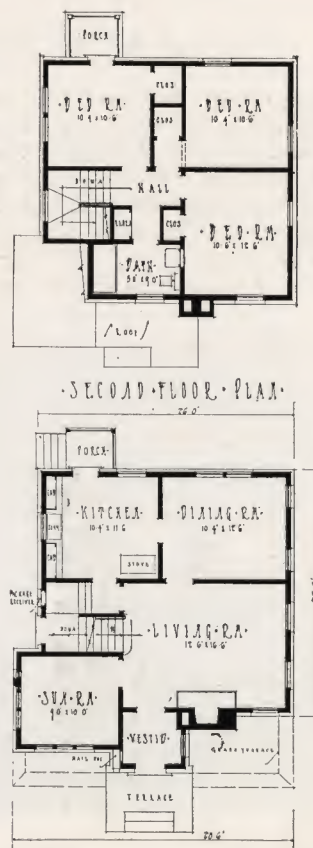


SIX ROOMS AND SUN ROOM, 26 X 25 FT.

The ASHTON

THIS plan is typical of the modern trend of architecture, the English type of gables and roof being the greatest influence. The brick veneer should be a rough textured material, browns to reds in color, white mortar joists; the roof a light brown, wood trim white and front door grayish green.

The interior presents a convenient relation of rooms; the fireplace and open stairway are attractive features of the living room. The second floor has three well ventilated bed rooms, a bath room and plenty of closet space.



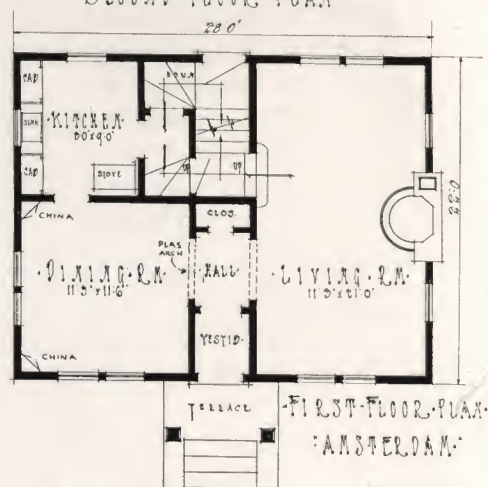
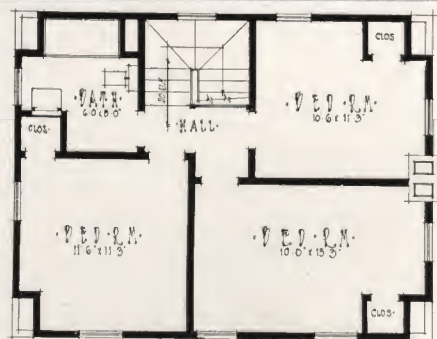


SIX ROOMS, 28 X 22 FT.

The AMSTERDAM

THE low general lines and overhanging eaves of the Dutch colonial are carried out in this design. It provides a compact plan and is ingenious in the logical placing of rooms in relation to each other. We have a center entrance and hall, which is not always possible in a relatively small house. The exterior should be painted white, the roof sea green or light brown shingles, and green blinds.

The interior has several features not always found in houses of this size. The vestibule entrance contains a clothes closet; the living room is well lighted and has a fireplace; the combination stairway leads from both kitchen and living room. The kitchen has ample cupboard space. The second floor has a well lighted stairway and hall, three bed rooms, each with cross ventilation, and a large bath room. Colonial period furniture will furnish this home most attractively.



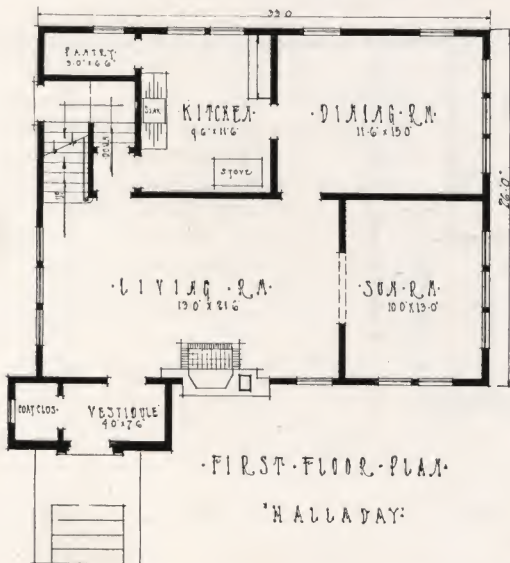


SIX ROOMS AND SUN PARLOR, 33 X 26 FT.

The HALLADAY

THIS house is well adapted to either a suburban landscape, or to a large city lot. The bold lines of the gabled roof, the chimney and the gabled entrance are very suitable. Wide siding gives the desired long horizontal lines. Shutters add dignity to the exterior. Designs of this type should be followed closely in con-

struction as a change might be fatal. The first floor has four large and convenient rooms, one of them being an exceptionally well lighted sun parlor. The second floor has three bed rooms, well lighted, and each with a closet of good size. Note also the large closet off the bathroom, and one for linen off the hall.





SIX ROOMS, 26 X 26 FT. 6 IN.

The CANTON

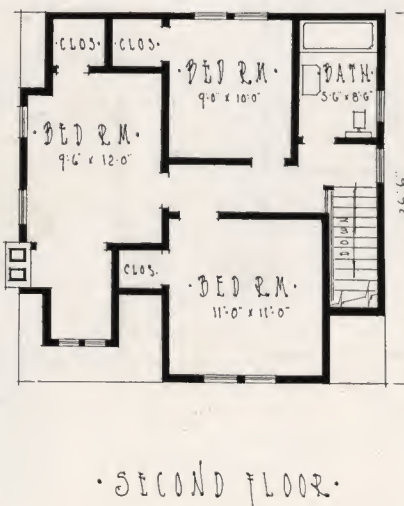
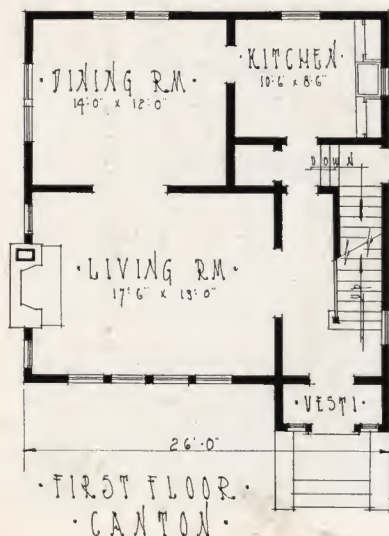
HERE is a design that should interest those that want an English type home that is not considered freakish. It is pleasing to the eye, and your liking for this design will not diminish. There is an artistic effect gained with the peaks in the roof and over the entrance. The span of four windows gives nice balance, and the dormer windows above complete the

"cottagey" appearance which is very effective.

There is quite a different arrangement of the stairs in this plan. They ascend directly from the outside doorway, with a nice balustrade showing from the living room. There is a side grade entry, and a coat closet in the rear hallway; a fire place is included at the end of the commodious living room. The dining

room is conventional, with plenty of light from two pairs of windows. A breakfast nook might be easily added in the rear of the kitchen, and plans will be so drawn this way if specified.

One bedroom upstairs is quite "roomy" indeed, while the other two are smaller. By the addition of a disappearing stairway in the hallway, an additional amount of storage space would be gained.





SIX ROOMS AND SUN PARLOR, 26 X 26 FT.

The KIRKHAM

WHEN you drive by this house you will turn around and look again, for the low gable with sweep over sun room, the porch with high backed seats, the clean cut lines are so distinctive.

The unusual arrangement of living room and sun room gives a large commodious living quarters. The

stairway is so located it may be reached from the rear without going through the house. The corner fire-place opposite the entrance door makes a pleasing impression. The kitchen has plenty of light from two sides.

The bed rooms are large; the front one will do for twin beds. All are well lighted and ventilated.





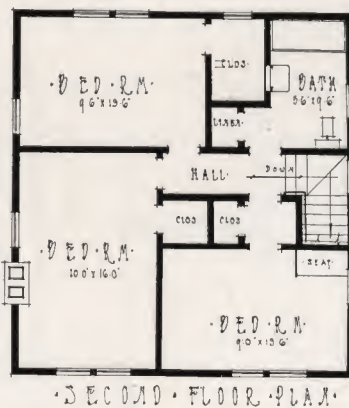
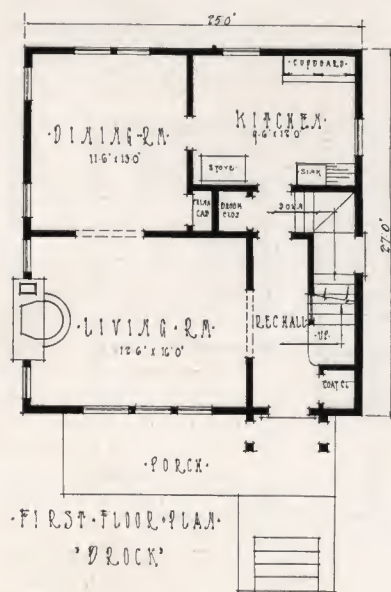
SIX ROOMS, 25 X 27 FT.

The BROCK

THIS Dutch Colonial is a fine example of what can be done with a small house of this type. The sim-

plicity of the entrance adds dignity to the exterior. The large concrete terrace at the front without a railing is again in favor of the design. This house, with its white paint and terraced lawn, will always look up to date; it is an economical type to build because of its simple, compact, rectangular plan.

The floor plan shows a reception hall, with access to the kitchen and basement. The large living room has a fireplace and arched opening to dining room. Wall space has been provided for furniture and pictures, and several arrangements are possible. The housewife will appreciate the china and broom closets. The second floor is unusual for this type of house. The large bed room is well adapted to modern twin bed furniture.





SIX ROOMS, 24 X 24 FT.

The VAN DYKE

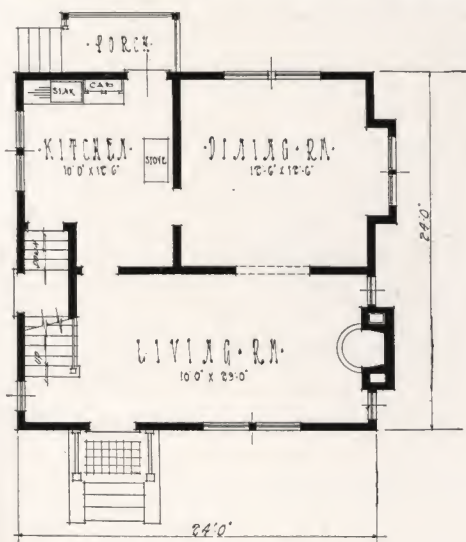
SELDOM do you find a small home of the Dutch Colonial design that does not seem top heavy or out of harmony with the true lines for this type of house; but this one is really well proportioned for a

house of a dimension of twenty-four by twenty-four feet. Though the blue prints call for frame construction, it could be built of brick veneer for the first story. The charm of this type of house is its old and truly

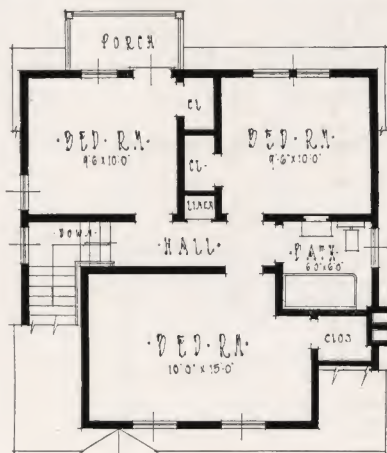
characteristic design. For brick veneer use mortar joints and mingled colors. The side grade door makes an entrance to the basement from the yard, saving many steps through the house.

Interior decorations should be in Colonial wall papers, stained woodwork first floor and white enameled on second floor. Avoid all rough textures in plaster or ornamental plaster cornices. The fire place laid up with a smooth surface brick and a red tile hearth is in keeping

with the charm of this style of architecture. A hot air heating plant is quite adaptable to the square type of house.



FIRST FLOOR PLAN
VAN DYKE



SECOND FLOOR PLAN



SEVEN ROOMS, 26 X 36 FT.

The YORKSHIRE

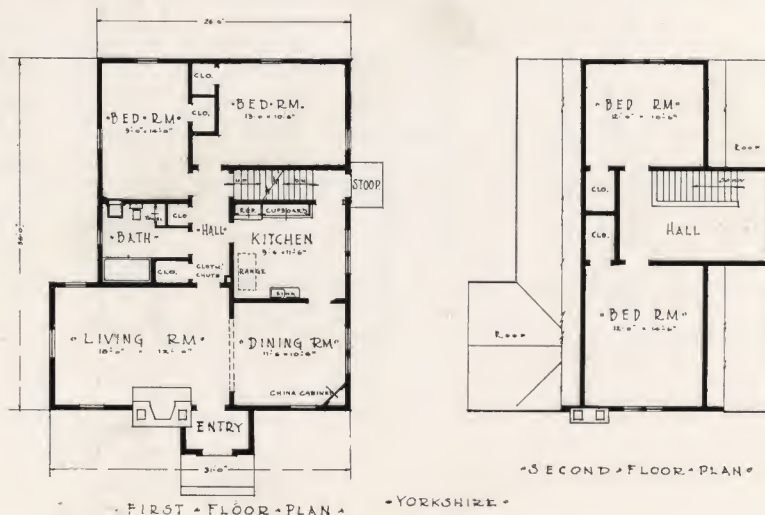
YOU would hardly expect to find four good bedrooms in a house of the size of this Colonial cottage, but they're there as you will see by the compact plan.

This house combines (1) economy of construction; (2) easy access to all parts of the house with minimum number of steps; (3) excellent closet space; (4) optional bedrooms on second floor; (5) convenient

wall spaces for furniture. Even the characteristic Colonial corner cupboard in dining room has not been overlooked, and the fireplace in living room gives promise of coziness.

Shingle treatment, or clapboard—either appropriate for this style cottage.

An opportunity to employ color contrasts in shutters and roof.

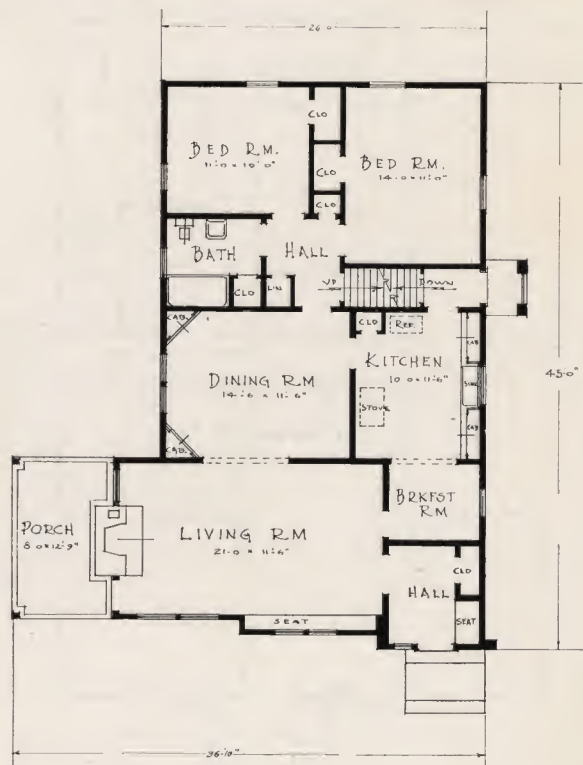




FIVE ROOMS AND BREAKFAST NOOK, 26 X 44 FT.

The NORTHAMPTON

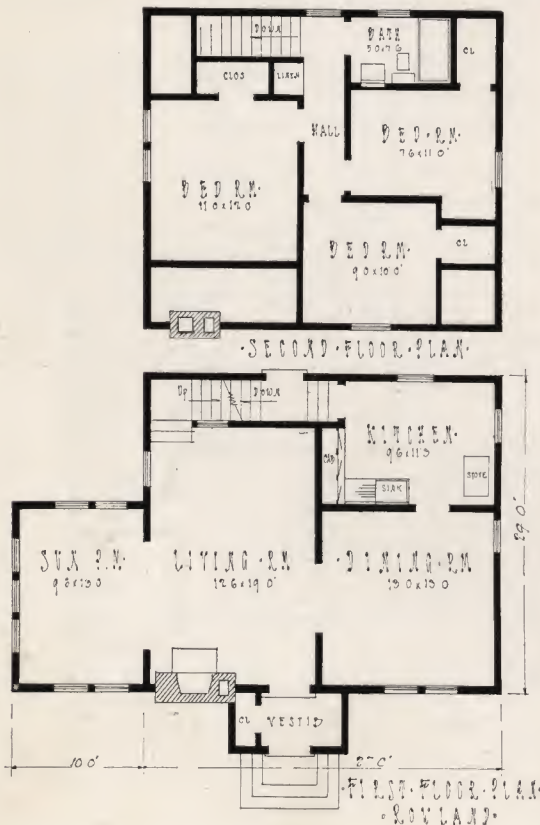
THIS artistic design, with a bit of appropriate landscaping, will bring a touch of country life into the city block. It is an extraordinary plan which will bear close study. The English half-timber architecture is highly popular. The rooms are extra large. The breakfast nook and dining room both join onto the kitchen, and the sun porch conveniently adjoins the living room. Bedrooms and bath are located in the quiet end of the house, apart from living quarters. The spacious living room across the front, with its fireplace, is a feature that will excite the admiration of visitors, and be an everlasting joy to the owner. The many closets are a noteworthy feature. The large attic can be transformed, later, into more sleeping quarters. Exterior, stucco and half-timber, the latter to be stained. A home which will be a joy forever.



FLOOR PLAN
NORTHAMPTON



SIX ROOMS AND SUN PARLOR, 37 X 24 FT.



The ROWLAND

HERE is a small house that surely embodies unusual character—small and economical to build, but presenting a particularly good “front.” Its design is accentuated by the pleasing roof lines, the silver gray shingles, and a light brown roof and white trim. It is just the style you see nowadays, yet it is strikingly different. With new and modern furniture, colorful draperies and light window shades, you will surely be proud to show it to your friends.

The center entrance with vestibule leads to the living room. There is quite a roomy and spacious feeling about this downstairs layout—for the dining room, living room and sun room are all connected by wide entrance ways. The open stairway at the end of the living room gives convenient access to the second floor. Here we have three bedrooms and a bathroom.



SEVEN ROOMS AND BREAKFAST ROOM, 38-9 X 30 FT.

The MODERNE

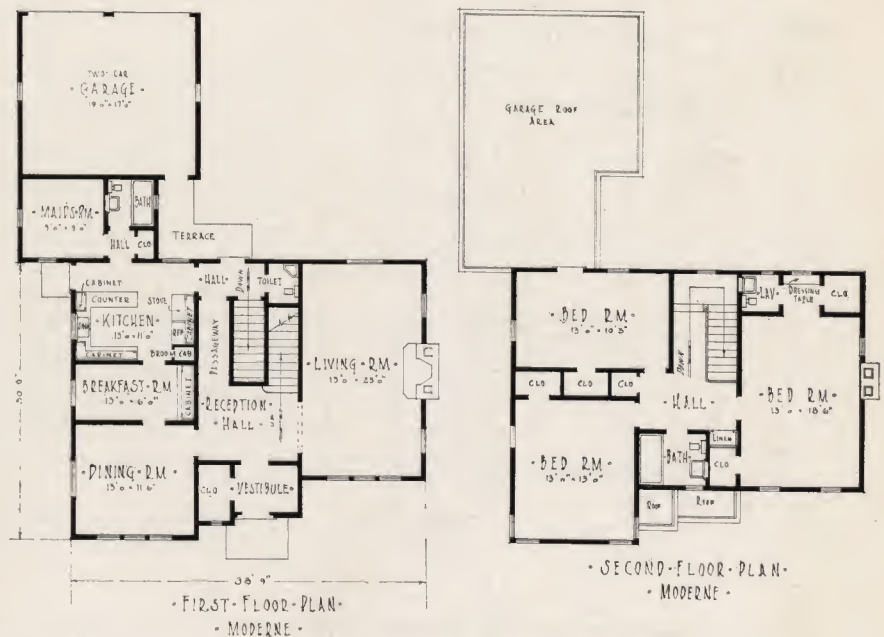
HERE is an extremely well planned home in the modern style of architecture. Planned for convenience, and combining many noteworthy features, as the floor plans show.

Reception hall is extended by passage way to rear hall, with lavatory hidden under stairway. Large living room with fireplace, and three-way ventilation.

Adjoining dining room is a large breakfast room, with cabinet. Note the particularly convenient kitchen with U-shaped cabinet and counter arrangement to save steps. Maid's room out of the way, with bath. Two car garage in rear, reached from terrace.

Upstairs, with three bedrooms is equally appealing. Master's bedroom with lavatory. Observe, also, the

unusual amount of closet space. Truly a most attractive home.





SIX ROOMS, 26 X 26 FT.

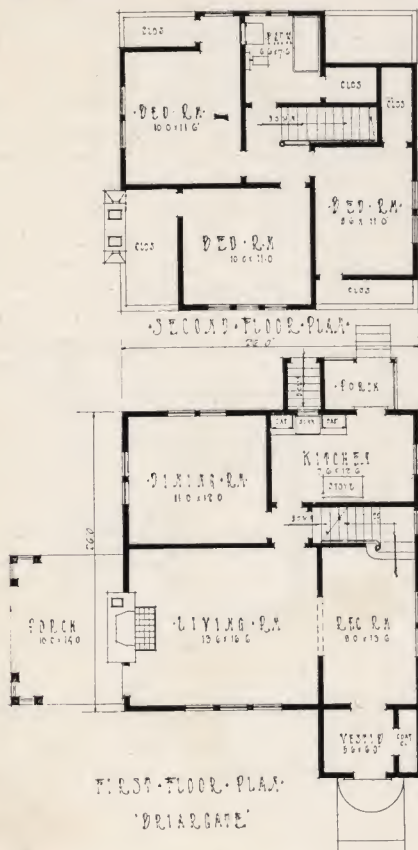
The BRIARGATE

THIS dignified house should appeal to the admirer of architecturally harmonious houses. A person building a home should give very serious consideration to its salability or resale value, in case of necessity. The Briargate conforms to present day styles or trends in exterior design and interior planning, and should be one that could be easily converted into cash, should the occasion require.

The vestibule opens into a large reception hall, from which the stairway leads to the second floor. Notice the quite unusual arrangement of these stairs. The living room has a fireplace, plenty of windows and wall space. The side porch is very desirable and serves a useful purpose. The dining room is compact; it has a doorway to living room, giving it a privacy often desirable.

The second floor has large bed rooms, well lighted and ventilated.

The family living in this well designed house will find considerable pride in its ownership.





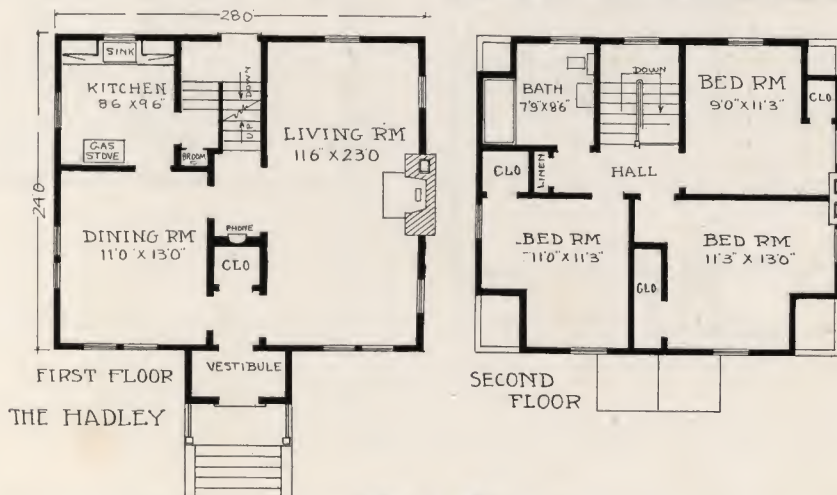
SIX ROOMS, 28 X 24 FT.

The HADLEY

JUST a plain, simple, comfortable home, and not at all pretentious. A harmonious color combination will best bring out its homelike atmosphere, a cream color, for instance, with green blinds, and a roof of autumn brown. The small outside dimensions of this house give plenty of space for ornamental trees, shrubbery, garden space and lawn. Yes, and a garage, too.

The large living room with light on three sides will serve as a sun room as well; the side windows could

be larger. The big open fireplace is included in this design, for it is a source of good cheer not only in winter, but also in spring and fall when the furnace fire burns low, and even in the cool damp rainy evenings of summer. The small but convenient kitchen makes room for a larger dining room, and good facilities for entertaining. Upstairs, each of the bedrooms have cross ventilation. Their doors are convenient to the bath, and to the linen closet as well. This is an excellent home for those who are fond of plain simplicity.



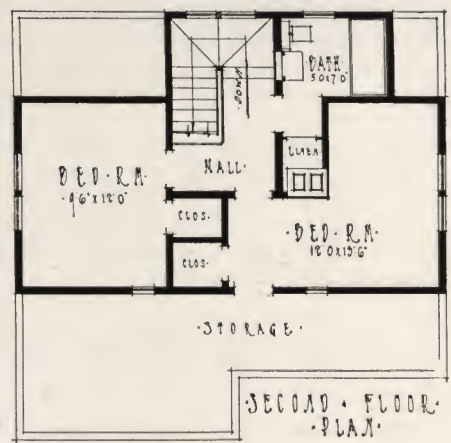
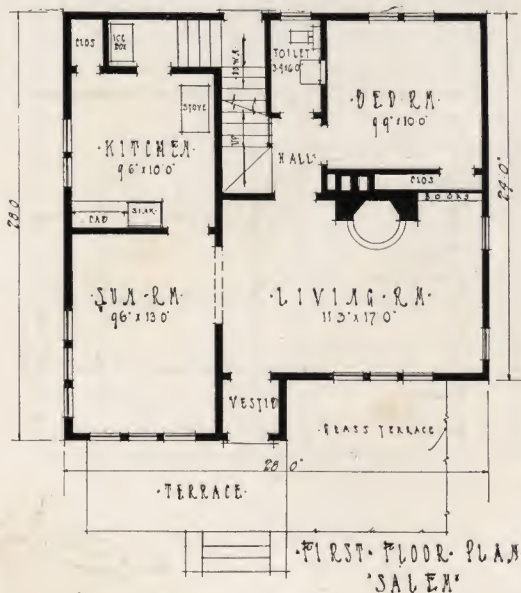


SIX ROOMS, 28 X 28 FT.

The SALEM

FOR a bungalow with the pleasing lines of the Colonial type, we have in this house a little gem. It has the real look of a home, where folks live who are active in their community life and enjoy their surroundings. We have an interesting layout of the rooms in this house. The entrance has a vestibule,

very desirable in the colder climates. The living room has a fireplace with an open book shelf. The connecting sun room is really the dining room, cheerfully lighted with six windows. The bed room and toilet on the first floor will be appreciated in many households. The kitchen arrangement, with closet and



place for ice box, is very convenient.

The second floor has two bed rooms and a bath room, and ample closet and storage space.

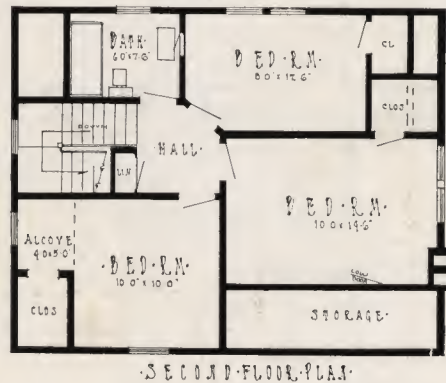
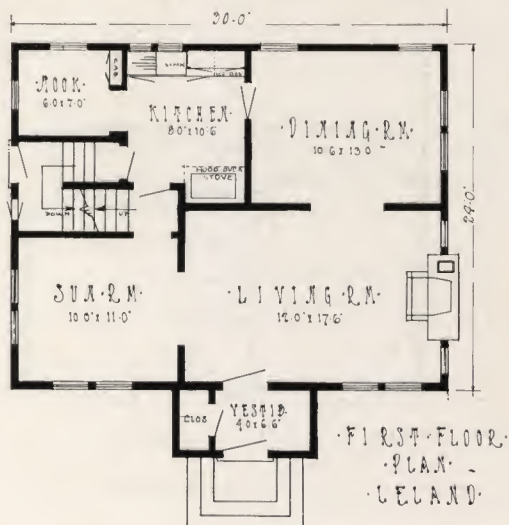


SIX ROOMS, NOOK AND SUN PARLOR, 30 X 24 FT.

The LELAND

FOR those who prefer the modest and retiring type of home this English semi-bungalow was designed. With three bedrooms upstairs and dining room, breakfast nook, large living room and sun room it accommodates nicely the family of average size. The stairs lead directly to the kitchen door to give privacy if a maid is kept.

Unlike the Rowland design, the sun parlor is under the main roof making the house more compact and easier to heat. The two windows in the breakfast nook make it a bright and cheery place to start the day, and the fireplace makes the living room cozy for an evening at home with friends. A house both attractive and comfortable to live in.





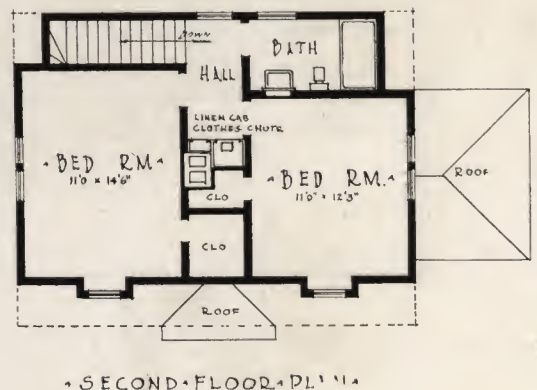
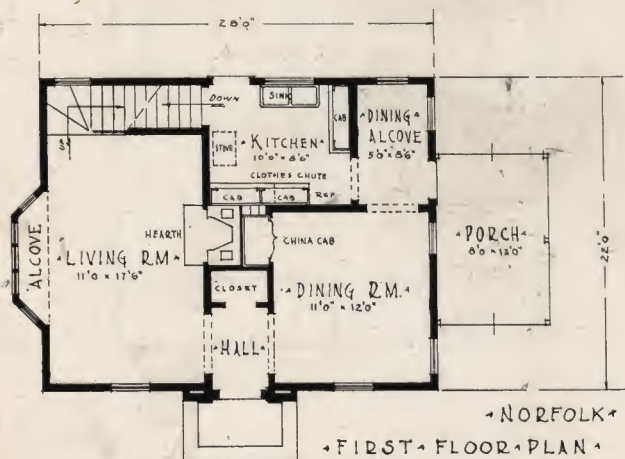
FIVE ROOMS AND DINING ALCOVE, 28 X 22 FT.

The NORFOLK

HERE is an adaptation of the famous Cape Cod Colonial, with many features usually found in larger houses.

The living room, where leisure time is spent is one of its numerous charming features. The beautifully designed bay window looks three ways, commanding a view of the garage or street, as well as of the shrub-

bery or flowers which will be planted across the driveway. And, of course, an open fireplace. Don't fail to notice the dining alcove, ideal for breakfasts, lunches and Sunday evening snacks. Skillfully planned, this house—a plan which is a step-saver for every day, for years to come. And, withal, a most charming little home in which its owner will take great pride.



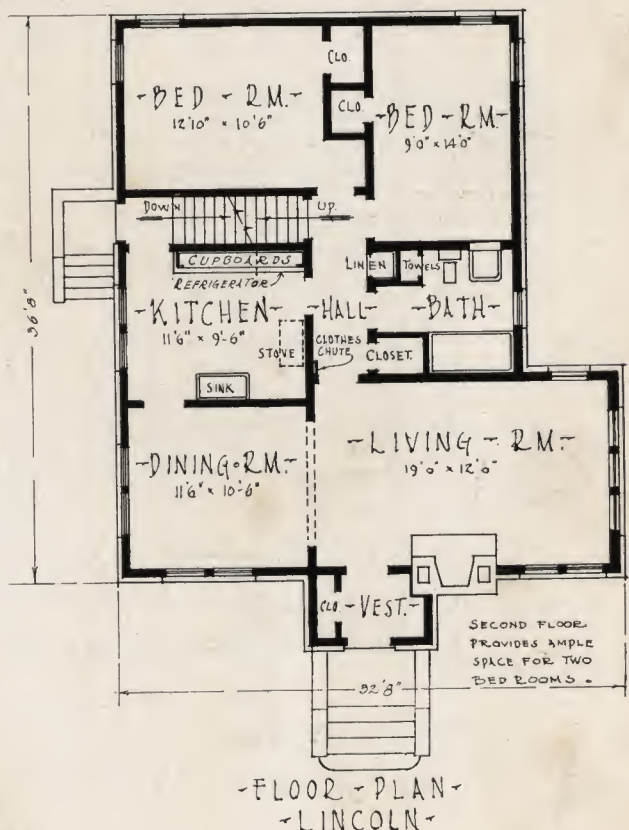


FIVE ROOMS, 26 X 36 FT.

The LINCOLN

HERE we have an especially good design and floor plan. It may be brick or wood. The bedrooms are well apart from living quarters. The living room, with light and air on three sides and a cozy fireplace make it a house of real charm. The allotment of closet space leaves nothing to be desired. The attic has ample space for two more bedrooms when needed—an ideal plan for a growing family. An easy home to keep house in.

If built of brick, a red or green roof would complete a charmingly picturesque home, a lifelong source of satisfaction.





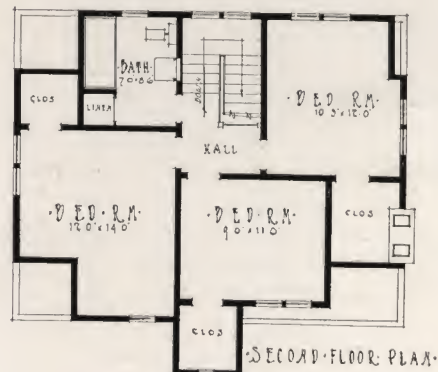
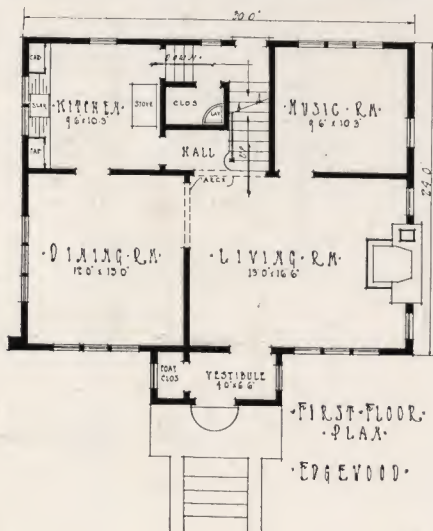
SEVEN ROOMS, 30 X 24 FT.

The EDGEWOOD

THE English Colonial lines are well typified in this design. The wide shingles, narrow cornices and bold entrance are essential in this style of house. The exterior colors should be white, with gray trim, brown brick chimney and a light brown roof. Draperies should be colorful, window shades of ochre color.

The interior arrangement gives a large living room and dining room across the front. The music room can

be used as a library or bed room. The hall, with door to kitchen is very convenient. The closet at grade landing can be a wash room, if the local restrictions are not contrary. The second floor has three bed rooms, large closets, a roomy bath room and well laid out hall. The entire house will be always up to date as it is a true example of domestic American architecture, and a type which is rapidly increasing in favor.



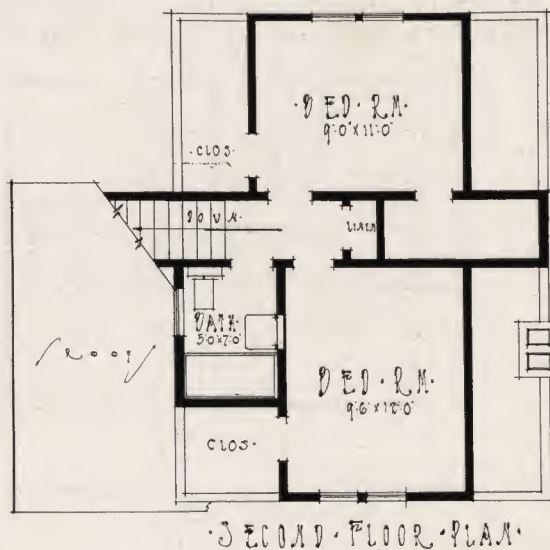
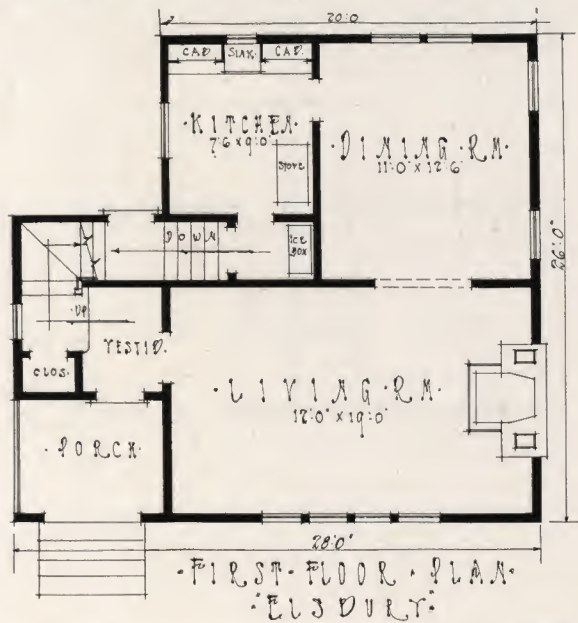


FIVE ROOMS, 28 X 26 FT.

The ELSBURY

THIS modest home is actually 20'x26'; the side entrance and porch make it very attractive. Note the unique entrance and stairway, with kitchen access to grade door and basement; note also the dining and living rooms with four windows each and French

doors between. The second floor has two bed rooms and a bath room. The exterior should never be painted anything but white, the blinds, sash trim and shingles may be brown. The flower box will add to the appearance.

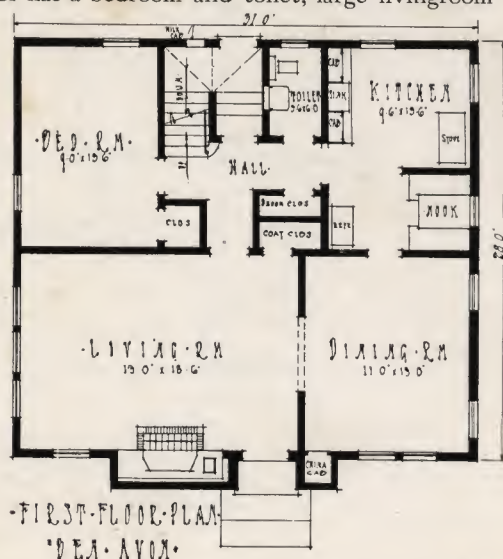




SIX ROOMS AND BREAKFAST NOOK, 31 x 28 FT.

The BEN AVON

YOU cannot help admiring the pleasing lines, good proportions, inviting appearance of the Ben Avon. The deep recessed entrance is attractive and, at the same time, gives weather protection. With gray shingles, light brown shutters, white sash, straw-colored shades and brown roof, the color scheme is perfect. Evergreens and shrubbery add to the exterior. The first floor has a bedroom and toilet, large living room



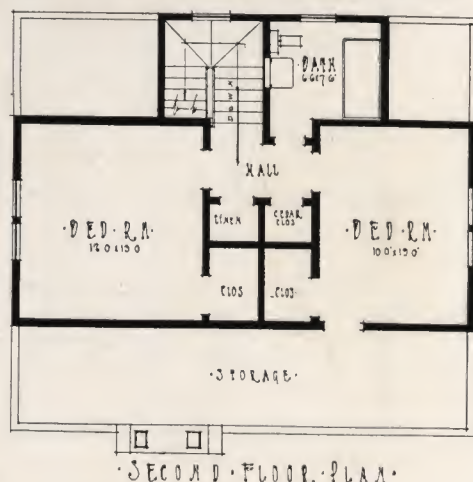
The BEN HOVA

SIX ROOMS AND BREAKFAST NOOK, 34 x 28 FT.

and a rear hall that gives access to all parts of the house. The second floor has two additional bedrooms, a bath room and storage space.

* * *

The "Ben Hova" is exactly the same design, except that the width is 34' instead of 31'; this makes the kitchen, dining room, living room and the three bed rooms just 18" wider. This plan is reversed.



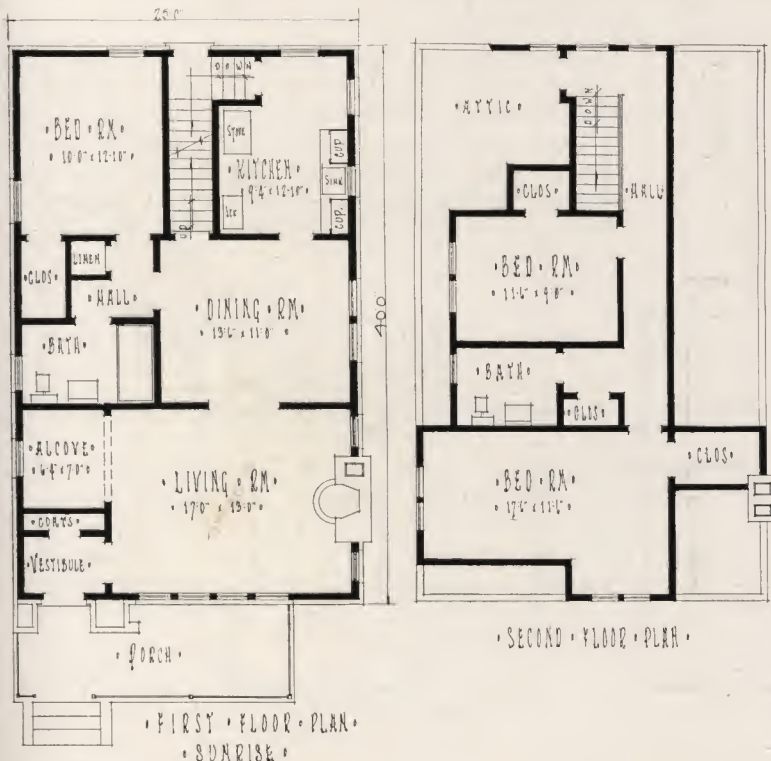


SIX ROOMS AND ALCOVE, 25 X 40 FT.

The SUNRISE

THE sweeping and curved gables of this design over the windows and doorway make this home an outstanding one. In some localities this home would be quite a departure in design, while in others it has been built with variations over and over again. You will not find many like this in plan books. It probably should be classed as English in design, which we consider quite a little gem. In building a brick veneer, you will find that while it may cost a little more; however, your banker will loan more because it is a better investment. It will be less expensive to maintain for it requires no paint, except enough to keep the trim from decay.

The floor plan is outstanding, one of the many features being the alcove off the living room, to be used as a den, a music room, or a library. A physician or minister often requires a room where a little privacy may be had upon occasions. The bathroom is downstairs, near the one bedroom on the first floor. Upstairs we have toilet facilities provided, two bedrooms and some storage space. Truly, an excellent home both inside and out.





SIX ROOMS, 30 X 25 FT.

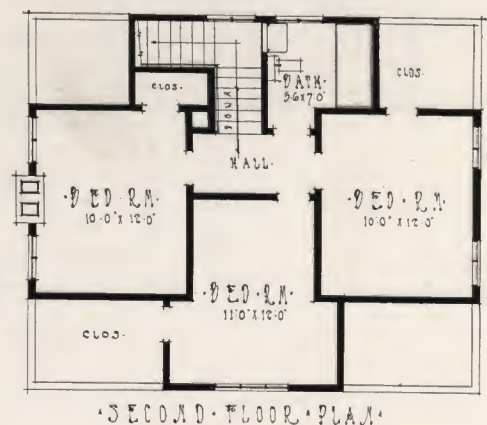
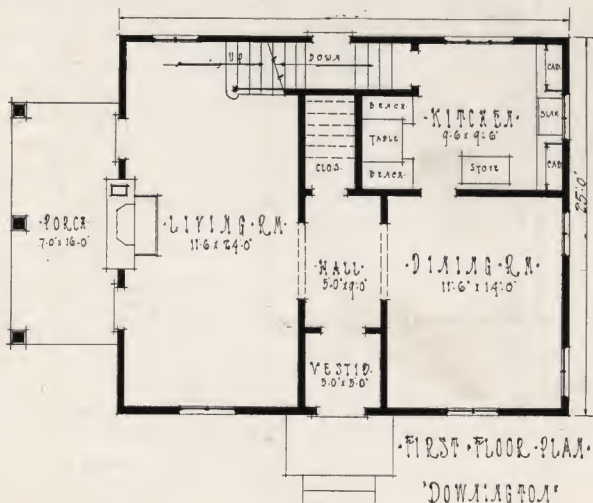
The DOWNINGTON

THIS charming house has that pleasing well designed appearance everyone admires but which is so seldom realized in small home planning. The central gable, with its dignified doorway are the features of this place. The side porch and chimney make an added attraction.

The plan calls for six rooms, well arranged with relation to each other. The living room is especially

large and has a fireplace, open stairway and French doors leading to side porch. The kitchen has a recessed nook for breakfast bench and table.

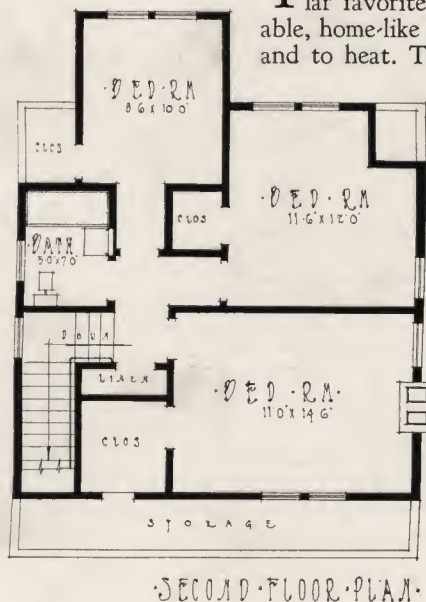
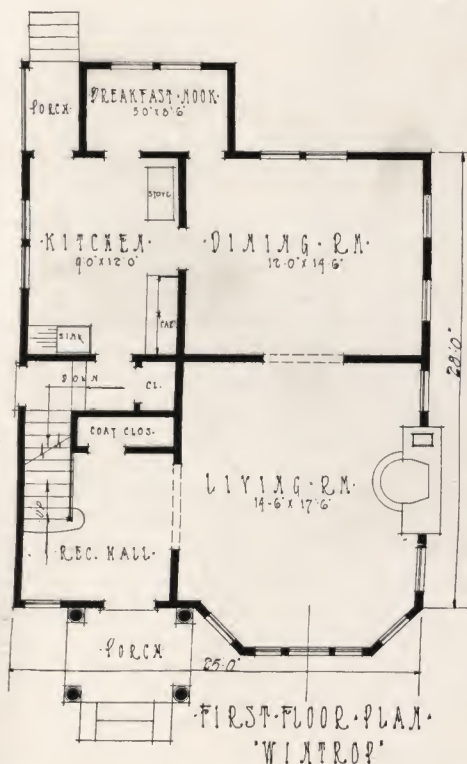
The second floor includes three bed rooms that have large closets, and storage space. The bath room has a recessed tub. Exterior treatment of silver gray shingles, brown roof and a terraced lawn make a pleasing color combination.





SIX ROOMS, RECEPTION HALL AND BREAKFAST NOOK, 25 X 28 FT.

The WINTHROP



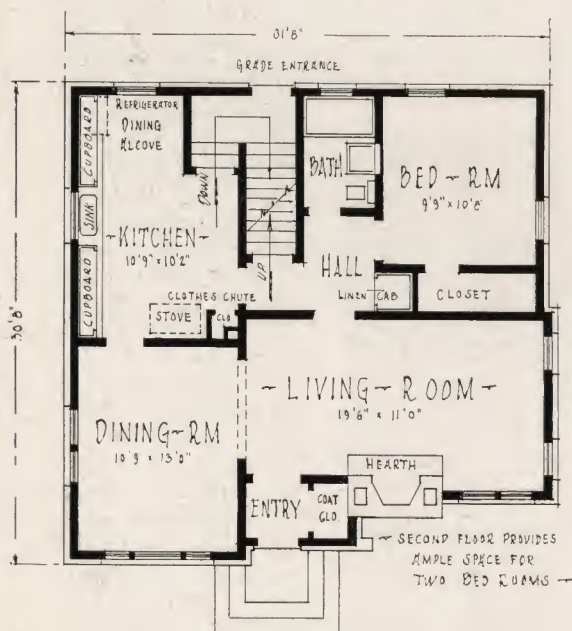
THE semi-bungalow is always a popular favorite. It is compact, comfortable, home-like and economical to build and to heat. The Winthrop has a large, light living room with a cheerful fireplace. The dining room, kitchen, and breakfast nook are conveniently arranged and well lighted. The plumbing on both floors is in line, which means economy. The kitchen has a side door at grade, and a small rear porch.

The color scheme should be white trim with brown shingles and green roof—all modest colors. Evergreens and perennials well placed will make a very attractive home at a cost well within the means of the family with a very moderate income.



FOUR ROOMS AND DINING ALCOVE, 31 X 30 FT.

The YALE



~ FIRST-FLOOR-PLAN ~
~ YALE ~

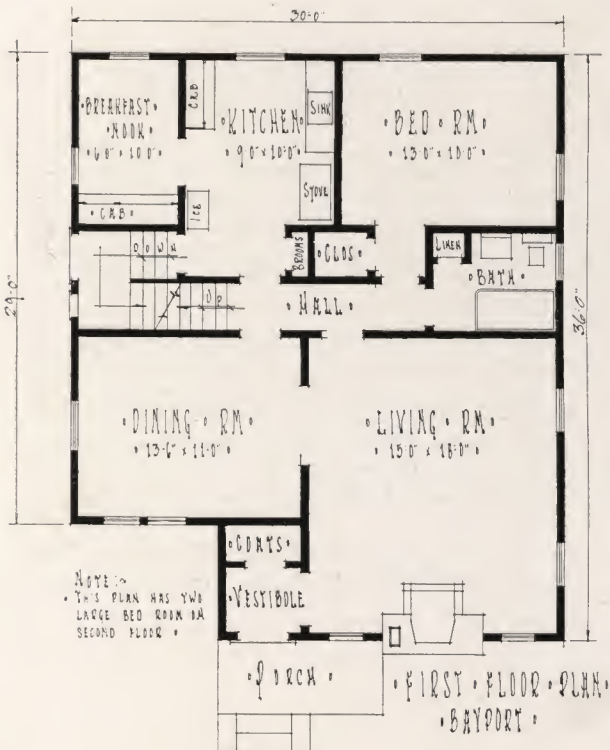
THE more you study this plan the more you will like it. The rooms are larger than you would expect in a bungalow. Nearly every room is reached from the stair hall. An extra room or two can be finished on the second floor. Note the spacious kitchen, with dining alcove where meals can be easily served under ordinary circumstances, the dining room reserved for a large company.

The living room has large wall spaces for furniture and book cases. The open fireplace is a feature coveted by all who are about to build homes.

Brick is to be used, but the design lends itself readily to wood construction, with siding or shingles. The bathroom is located convenient to the bedroom, as well as to the main living and working quarters. The back entry, at grade, affords easy access to kitchen or cellar.



SIX ROOMS AND BREAKFAST NOOK, 30 X 36 FT.



The BAYPORT

THOUGH we show only one floor plan here, we want to call attention to the second floor for our blueprints call for two large bedrooms upstairs. If your lot faces such that it would be more desirable to have the plan reversed, the blueprints can be reversed for the contractor to accomplish this.

This is surely a popular little bungalow, requiring a forty-foot lot. The living room, nearly square, with its four windows is of a real satisfactory size, made very comfortable and homelike by the fireplace in the front. Whether in the daytime with the windows—colorful drapes at either side—admitting a flood of light and sunshine, or at night in the glow of the lamplight and with a fire on the hearth, the living room is always certain to be a delightful place to spend one's time.

The kitchen is one of the best arranged, with everything within easy reach by taking only a few steps. The breakfast nook is larger than usual and has cupboard space at the left. Notice too the coat closet off the vestibule, the broom closet, the linen closet, and the closet off the first floor bedroom.



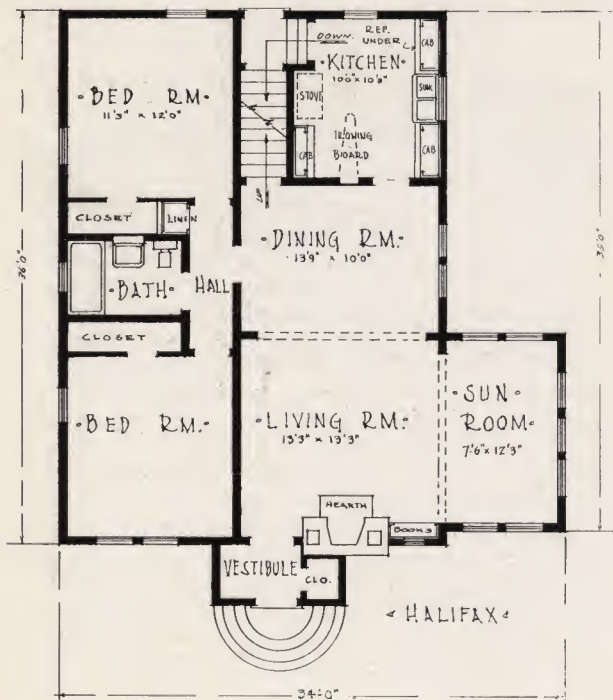
FIVE ROOMS AND SUN ROOM, 26 X 36 FT.

The HALIFAX

AN attractive Colonial design with a number of noteworthy features. The living room, with its open fireplace, thrown in with the dining room, gives an impression of spaciousness. The coat closet shares the vestibule space, contributing to the compactness and convenience of the whole arrangement.

One of the pleasantest features of this gem of a home is the sun room. The housewife will take especial pride in the well-arranged kitchen, with sink under window, and stairway leading directly to the main stairway. Ample closet room, which is a necessity sometimes overlooked in small homes. A third bedroom may be added, later, in the attic.

With a touch of shrubbery and a lawn, this is a home which will always attract favorable comment.



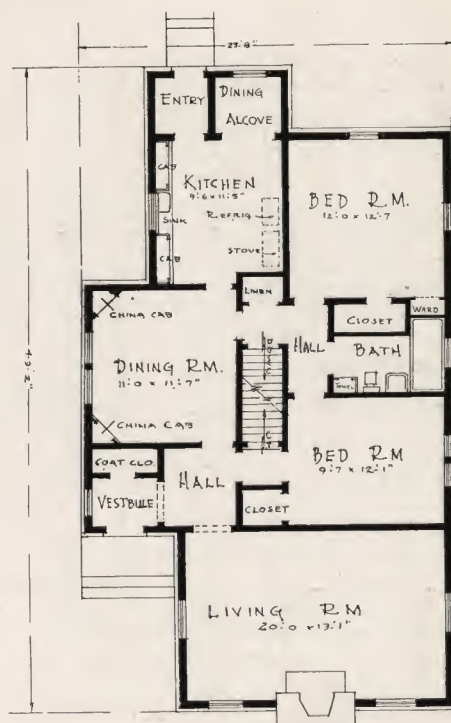
FIRST FLOOR PLAN



FIVE ROOMS AND DINING ALCOVE, 23 X 44 FT.

The PRINCETON

A SUBSTANTIAL brick bungalow, designed for a narrow lot. A real brick fireplace would go well with the brick exterior. The novel arrangement of entrance places hall in center of house. The large living room is a popular feature, with its "homey" fireplace. The housewife will approve the compact kitchen, with its dining alcove for lunches and informal meals. The stairway is located conveniently for access to attic which may later become bedrooms. The rear entry takes care of the deliveries by tradesmen. This is a step-saving design which means much to the housewife. The outside chimney invites the planting of vines to trail upon it. There's room in the basement for a recreation room.

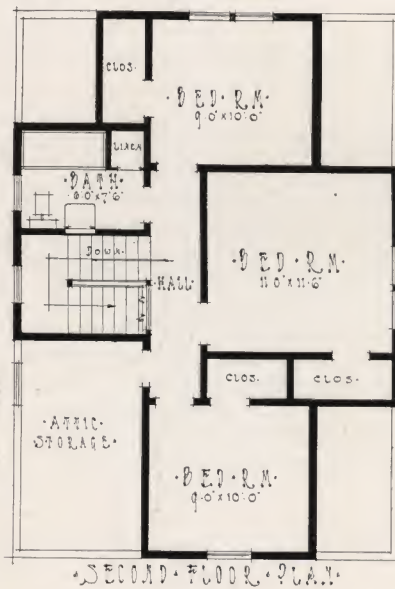
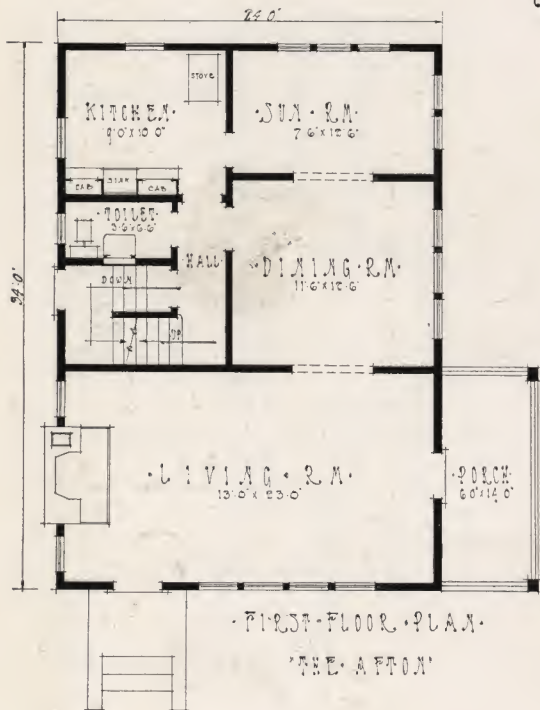


FLOOR PLAN
• PRINCETON •



SEVEN ROOMS, 24 X 34 FT.

The AFTON



THE plan demonstrates an excellent example of what can be done with a small house, both as to exterior and interior. The hooded entrance, balanced by the modest porch is very pleasing.

The large living room has a fire place and plenty of wall space. The dining room and sun room, with doors in line with living room, makes the whole interior look quite "roomy." The sun room can readily be used as a bed room.

There is a toilet on the first floor. The side entrance gives access to both floors without going through the house. The second floor has three bed rooms and a bath room. The entire plan is well laid out and will make a particularly attractive home for a small investment.



SIX ROOMS AND SUN PARLOR, 24 X 36 FT.

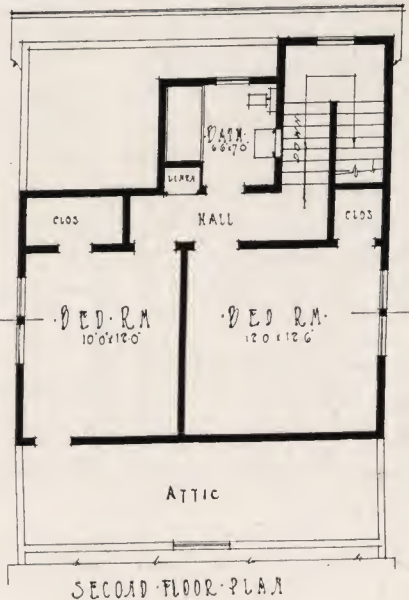
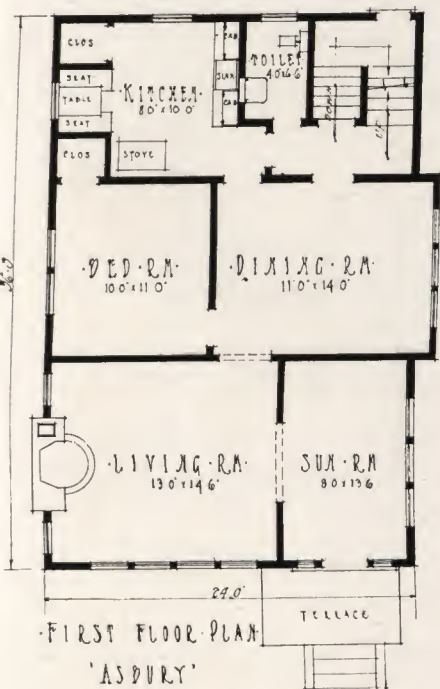
The ASBURY

THIS house is suitable to build on a narrow city lot, although the bay window in the dining room might

have to be eliminated on a 30 foot lot. The entrance through a sun room, with a bright decoration, wicker

furniture and colorful window hangings, will give a warm welcome to your guest. The living room connected with the sun room, all across the front of the house, makes a charm that we usually find only in large homes.

The kitchen, with its breakfast bench and table, a toilet on the first floor, a down stairs bed room are added features. The second floor has two large bed rooms and a bath room. For the size of the house, it is an ideal layout and convenient for family life.



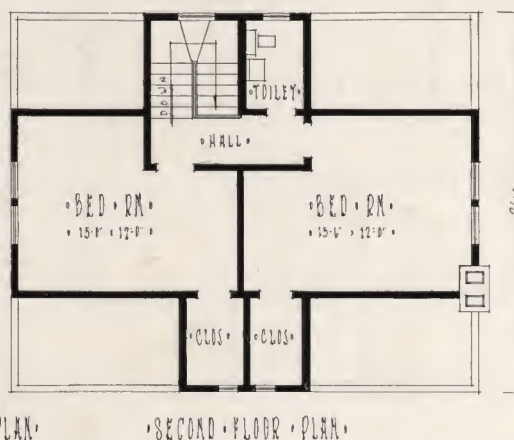
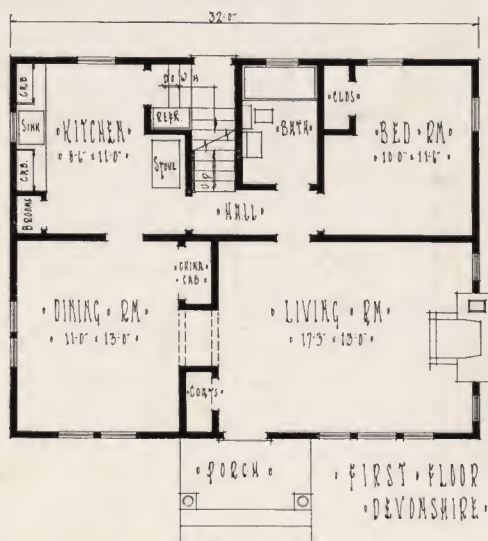


SIX ROOMS, 32 X 26 FT.

The DEVONSHIRE

SOMEONE has said "Four Rooms now and Six Rooms later." This is a good way to start off, saving the expenditure of finishing the upstairs rooms, and the consequent interest charges until the necessity demands. This house is complete on the first floor, and the downstairs bedroom will be most convenient even after the second story is finished.

This floor plan has been most popular, and many semi-bungalows are built using this plan as a basis. The Cretin is one variation; the Ben Avon another. Because they are so popular, you are reasonably sure of a ready market in case a quick sale should perhaps become necessary. In this plan the two upstairs bedrooms are of good size; there are two big closets each with a window and quite a little storage space.



Notice that we have added to the plan two small windows in the living room, and two windows upstairs which were not on the original house.



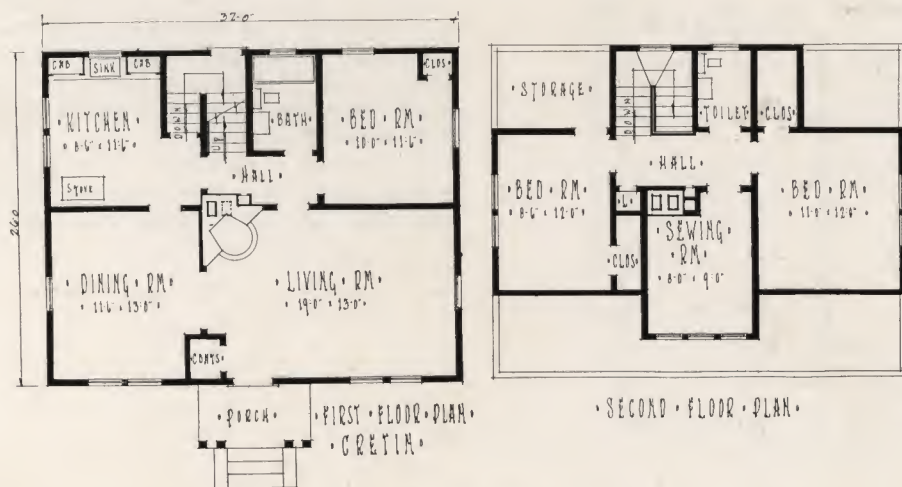
SEVEN ROOMS, 32 X 26 FT.

The CRETIN

SOMETIMES a single detail will lift a small home out of the commonplace. This may be said of this design, the Cretin. The good proportions of the house as a whole, the finely spaced windows are all important considerations, but it is really the handsome Colonial entrance that distinguishes this exterior.

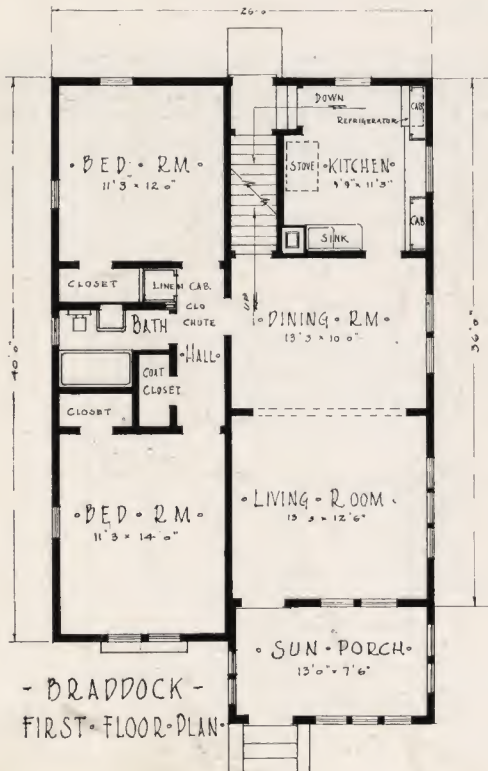
The floor plan and size of this home is very nearly the same as that of the Devonshire—except the

Cretin includes a sewing room whereas the Devonshire does not. But because of the popularity of this plan, we have felt that both designs should be included. Consider them both, and build the one that suits your requirements best. Study this floor plan carefully and you will find much to recommend it for a home of only moderate cost. It is a home that will be found very practical indeed for the average family.





FIVE ROOMS AND SUN PORCH, 26 X 36 FT.



The BRADDOCK

A COLONIAL bungalow, preferably with stained or natural shingle walls. The arch between living and dining room gives an effect of spaciousness.

The kitchen is equipped with ample cabinet space, with work table at window.

Two bedrooms of good size, with bathroom conveniently between. More than ordinary amount of closet space, with linen closet handy to all rooms. Clothes chute to basement for effortless disposal of soiled linen. The sun porch is really an added living room for warm seasons.

The exterior is especially well designed, with its shutters against the white or stained-shingle walls of the house. The brick front steps give the whole design an air of comfort and charm.



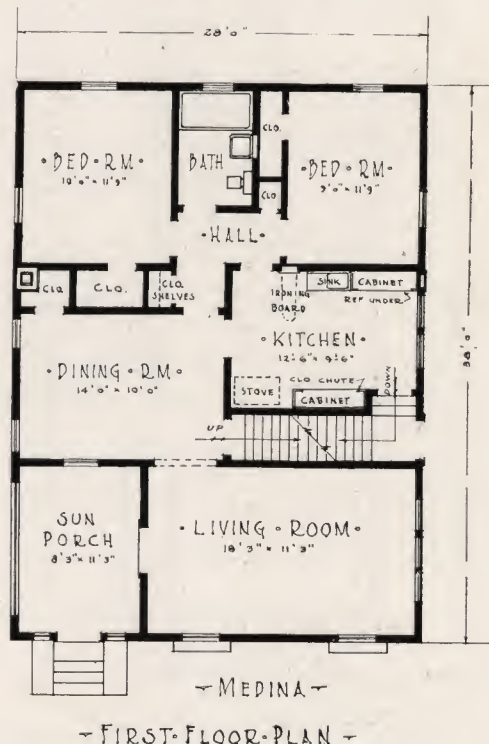
FIVE ROOMS AND SUN PORCH, 28 X 38 FT.

The MEDINA

THIS compact Colonial bungalow will delight the builder. Study the floor plan and see how conveniently it is laid out.

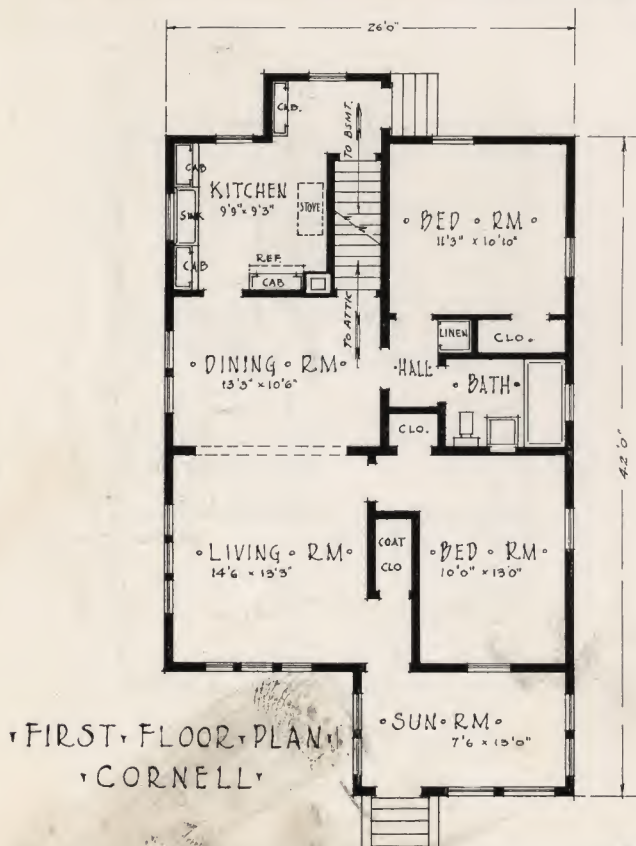
The sun porch adds another room for warm seasons, while the living room across the front gives a family gathering place where leisure may be enjoyed. The two bedrooms in rear offer a view of the garden, and the bathroom is placed conveniently between them. A clothes chute adjoining the bathroom will save steps to the basement. The large attic provides space for a future bedroom.

Composition or cedar shingles for the roof, with shutters in harmony, and white clapboards will make this a home of most attractive appearance.





FIVE ROOMS AND SUN PORCH, 26 X 34 FT.



The CORNELL

THIS bungalow has plenty of surprises inside,—pleasant ones. The sun porch is an inviting approach to the interior. The rooms are laid out with special consideration for the busy housewife. The effect of the living room and dining room separated by an arch is that of one large room. The home-manager will appreciate and enjoy the cabinet work in kitchen and back entry. There's a large attic for storage, and, later, another bedroom.

Shingles, instead of siding, will add to the attractiveness of this house, either natural or stained any desired color. Tasteful planting of shrubbery will make a setting in which this modest little home will repose like a gem. A very popular design for the home builder who wants the most he can get for his hard earned money.

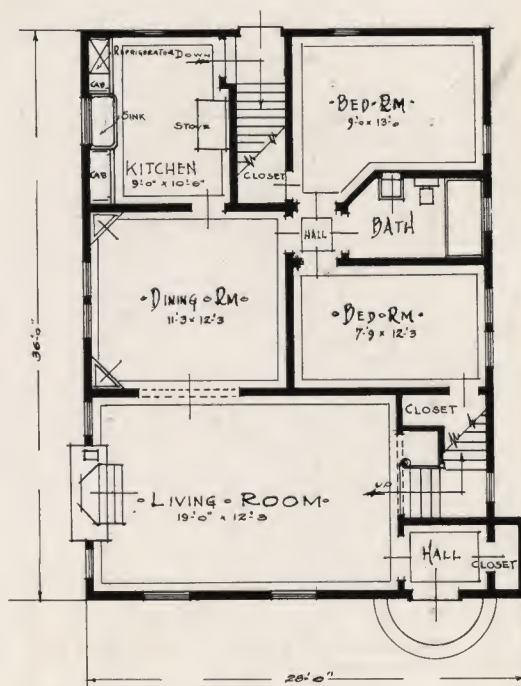


FIVE ROOMS, 26 X 36 FT.

The BERKSHIRE

IN FEW homes is so much acquired at relatively so low cost as in this one. It is a house that has the attractions of larger and more costly homes. It is "different." The entry with its coat closet, the stairway rising from the livingroom, the fireplace at the room's end, all spell the magic word "hospitality." Plenty of wall space here for furniture and books. Some day the fortunate owner may need more bedrooms, for which ample space awaits in the attic. The dining room has its corner china closets which add much to interior charm. The bathroom is conveniently placed between bedrooms, while separated by a hall from the most-used quarters. The arrangement of the kitchen provides the conveniences desired by the home worker.

The exterior has particular charm, suggesting the country home. The shingles on walls and roof may be of colors to suit the taste—perhaps brown stain with white trim, with roof of harmonious color. Truly a beautiful moderate cost home.

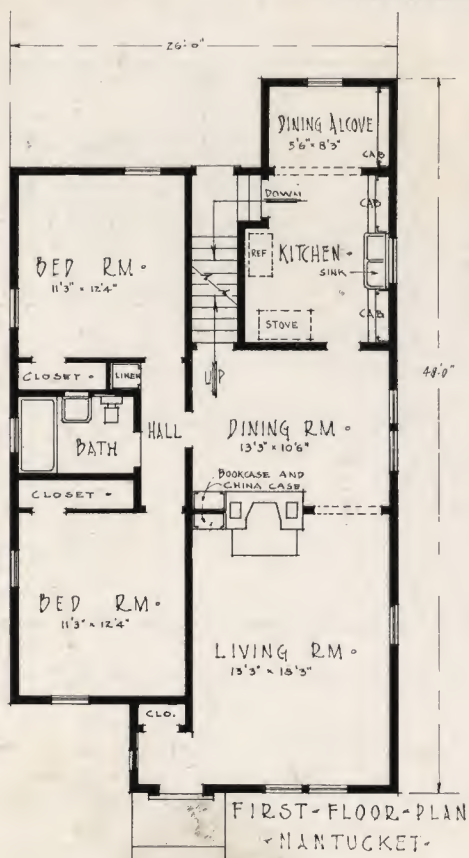


FLOOR PLAN

BERKSHIRE



FIVE ROOMS AND DINING ALCOVE, 26 X 42 FT.



The NANTUCKET

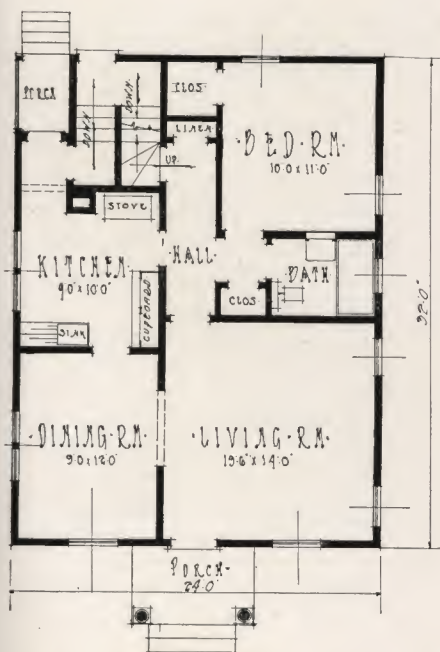
THE famous "Cape Cod Colonial" is expressed in this little gem of a home. The rooms are arranged with thoughtful attention to convenience and the saving of the housekeeper's steps. Living quarters in a line, with bedrooms, less frequently used on one side, and bathroom between. There is a long and pleasant vista because of the arch between living and dining rooms.

Modern housekeeping makes the dining alcove especially desirable for breakfast, lunches and informal snacks. And there's the dining room, for evening meals and company. A linen closet is provided for with unusually large clothes closets. The fireplace gives the final touch of comfort, and suggests cozy fall and winter evenings. Not a costly house to build, either.

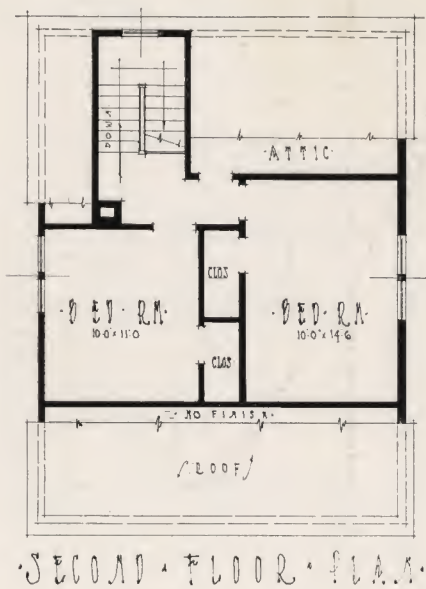


SIX ROOMS, 24 X 32 FT.

The TREWALD



FIRST FLOOR PLAN
TREWALD



SECOND FLOOR PLAN

VERY often a small compact house is desirable—one which offers many of the conveniences of a larger home but with a small capital investment. The Trewald gives a home of good character, an interior of modern design, and a moderate initial cost.

Note that the two main rooms face the front, giving the best part of the house for living quarters.

Our blue prints show two large bed rooms on the second floor; however, the second floor can be finished at a later date if desired. The arrangement of the stairway and center hall makes easy access from all parts of the house.

The color scheme for the exterior best suited for this

type is silver gray shingles, or white siding with a roof of light brown shingles. The blinds should be a dark green. Evergreen shrubs and correctly planted perennials will add to the appearance; landscaping will be quite desirable and will make the property more saleable in case of necessity.



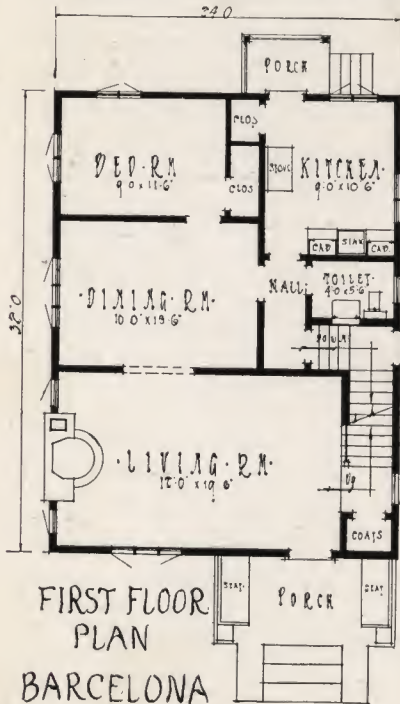
SIX ROOMS, 24 X 32 FT.

The BARCELONA

THE all stucco house in many localities meets with favor. Stucco finish seems to be ever increasing in

popularity. The simple lines of this roof, the dignified porch, the steel sash all combine to give this house a pleasing appearance. It must be true that good things come in small packages, for in "The Barcelona," there is included every convenience that the average home builder is asking for today. Note the size of the living room, and the fireplace, on either side of which is room for low built-in bookcases if desired.

The layout gives a bed room and toilet on the first floor, a great convenience where stairways are hard to mount. The second floor has two large bed rooms and a bath room, and additional storage space which always is handy.





FIVE ROOMS, 24 X 32 FT.

The ASHLAND

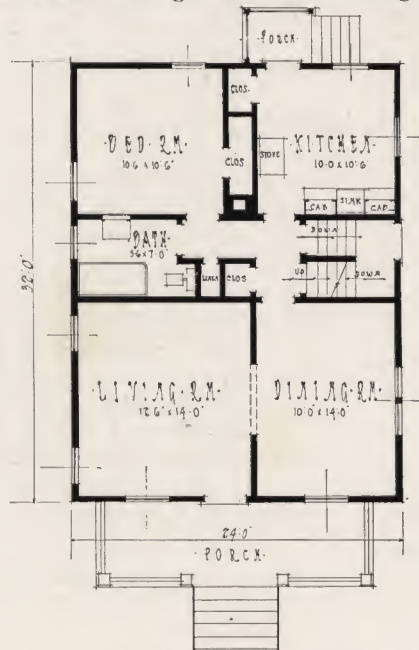
THERE is no question but that the financing of a home is the factor that decides the home building question for thousands of people. It is surprising to find how many people are willing to mortgage their future for the sake of owning a home.

With no attempt to add expense to the lines or external appearance, this plan gives the maximum living quarters on a small investment. When economy is paramount, the Ashland should be seriously considered.

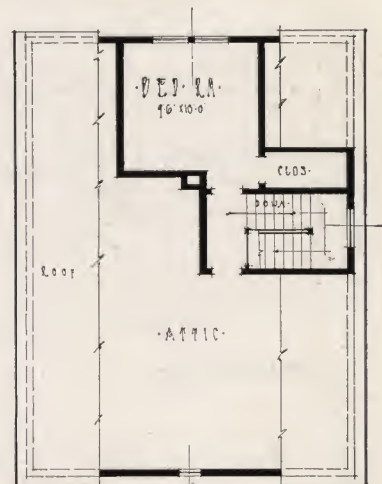
The living and dining room, facing front, make spacious and pleasant rooms for the family. The side door entrance gives access to the other rooms without going through the house. The arrangement of the stairs and bath room allows for the economy of a half basement.

Homes of this kind should avoid strong color on the ex-

terior. All white siding or light brown shingles with white trimming would be appropriate.



FIRST FLOOR PLAN
ASHLAND



SECOND FLOOR PLAN



SIX ROOMS, 28 X 36 FT.

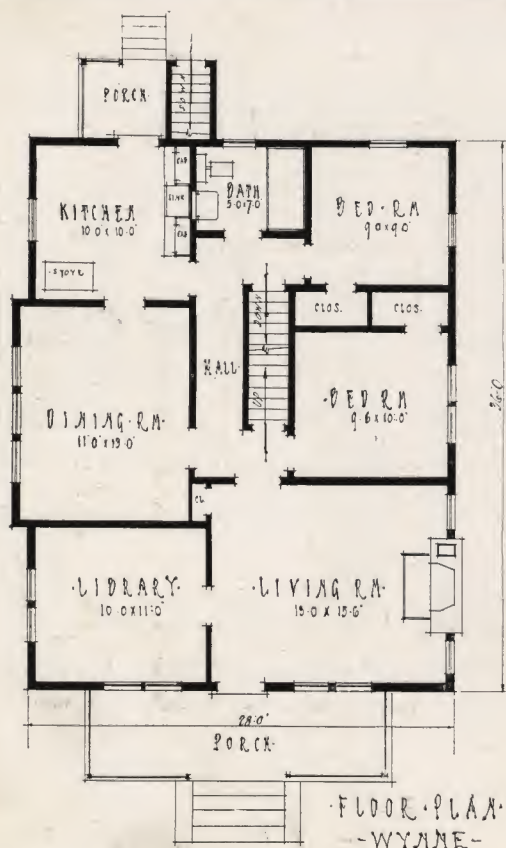
The WYNNE

A LIGHT green roof, white siding, olive colored shutters, the fine porch railings painted black, and white window shades would impart real beauty and a dignified refinement to this cottage. Darker colors and a cream siding would give it a welcoming warmth. A vine trellis on either side of the porch in place of the shrubbery would add a different sort of charm. This house being four feet wider than the Enderlin, takes a slightly wider lot, but not being quite as deep it leaves more backyard space for a fenced in children's playground if traffic is heavy and the children are young.

The living room has a fireplace and sufficient wall space for furniture. The front room adjoining can be used either for a library or music room. The wall space will accommodate a grand piano or an upright, or it could be lined with bookcases. Whether used as a music room or a study retreat, this room would be improved by sound deadening insulation in walls and ceiling. The absence of a porch roof makes living room and library lighter.

The second floor, large enough for three rooms, could be finished off as one large room if so desired.

The basement of a bungalow, of course, is large enough for a laundry and drying room, or even possibly a card room. Here the basement has an extra outside entrance at the rear.





FIVE ROOMS, 24 X 40 FT.

The ENDERLIN

HERE is another home in truly American style, a semi-bungalow with a friendly front porch and a charm that will grow even more homelike as shrubbery and perhaps an ornamental tree or so grow up. The side steps of the porch give an effect of privacy to both porch and front door.

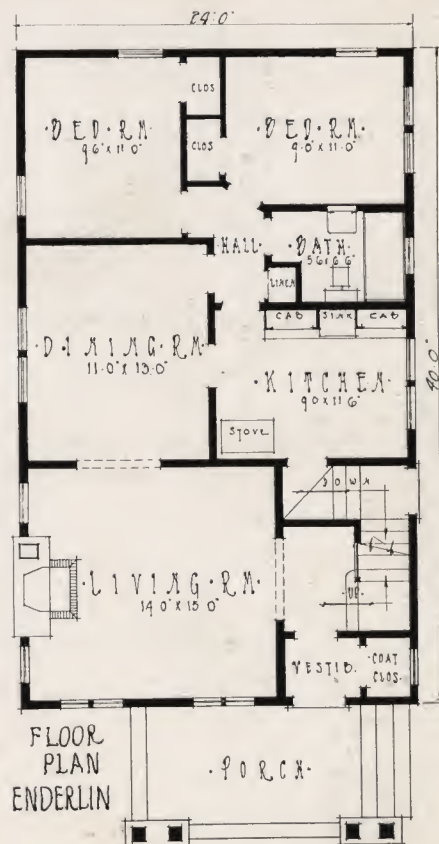
This cottage is ideal for a bride and groom or for a young couple just getting established in life. The modern young wife will appreciate the convenience of living on one floor, for with housework thus reduced to a minimum she will have more time for other interesting activities.

The small family can easily expand to the second floor as children need more room. Or if desired, a second floor room can be finished off for a sewing room or study, or a guest room or two. Piping could be installed when the house is built, for a second floor bathroom to be finished off later.

The kitchen location is unique. Its easy access to all other rooms in the house make a very convenient place for the broom closet, and the storage of dust cloths, cleaning fluids and vacuum cleaner.

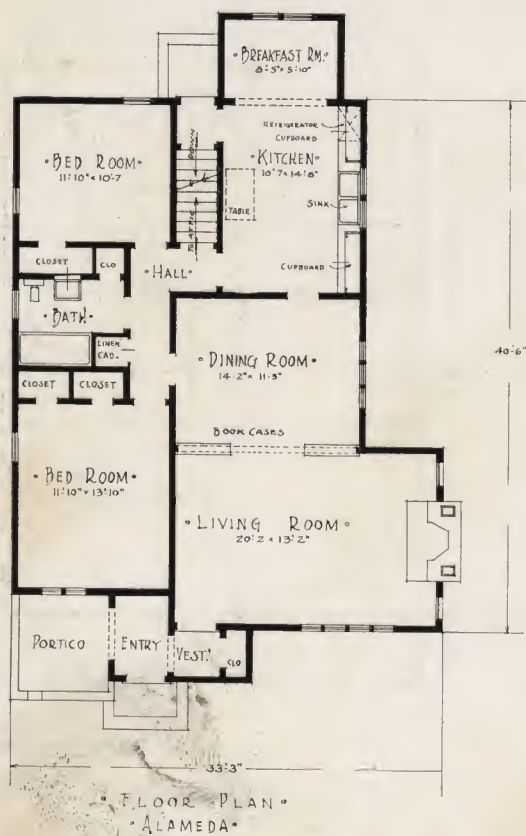
The bedrooms each have cross ventilation and plenty of windows. They are nicely cut off from the rest of the house to insure privacy.

The house only 24 feet wide goes nicely on a narrow city lot.





FIVE ROOMS AND BREAKFAST ROOM, 27 X 40½ FT.



The ALAMEDA

A WELL designed Spanish home with numerous and desirable special features.

The large living room, with its well placed fireplace gives the impression of hominess as one enters. Note the archway between living and dining room, partly filled with bookcases, while there is ample wall space for arranging furniture. The breakfast room off kitchen, looking out upon the garden invites comfort and convenience for informal meals.

The center hall is accessible to all parts of the house with economy of foot work. Another admirable feature is the generous amount of closet space, there being two closets in the owner's bedroom. The open portico offers a place to enjoy cool breezes on summer evenings.

Stuccoed walls and chimney, with tile roof lend the final touch of beauty to this delightful home.



SIX ROOMS, 30 X 40 FT.

The GLENCOE

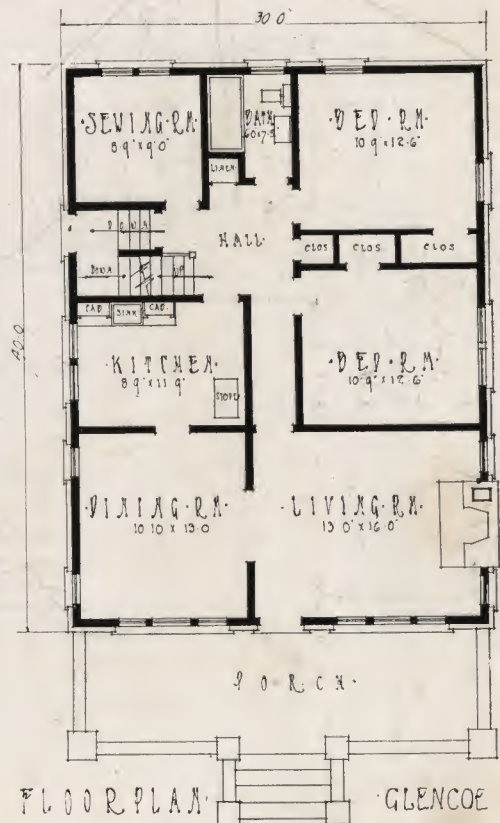
THIS bungalow offers accommodations for the family of large or medium size. With three bedrooms at the rear, the medium sized family can enjoy the great convenience and the easy housework of living on one floor. The rooms above provide storage space; as children grow up and need more space for play room, study, or work shop, the attic above can be partitioned off into three attractive, comfortable rooms.

The large family can build this house with three rooms and a bath upstairs and six rooms below. Another suite upstairs may be fitted up for a separate part of the family.

This house will have plenty of room on a forty foot lot, although it calls for a fairly deep lot. Its large size makes steam or hot water heat preferable.

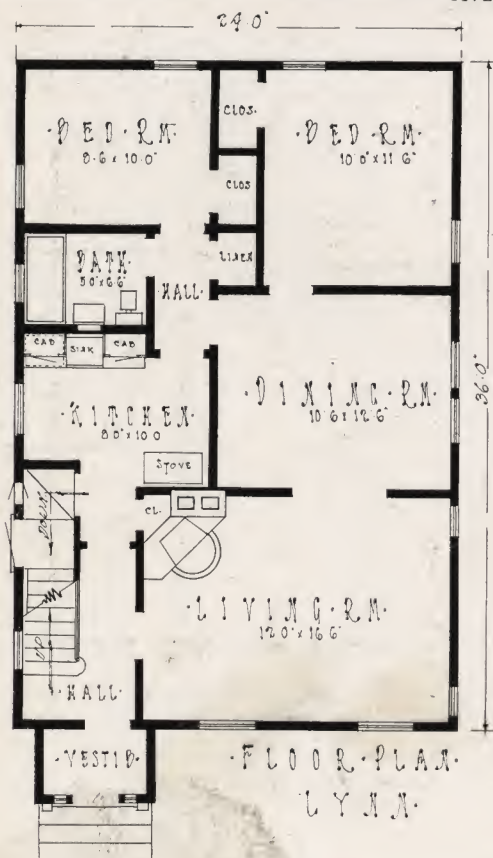
Until recent years practically all of our good home architectural styles have been borrowed from Europe—except for the Colonial styles which were all developed here. The Glencoe, however, is proof that we have developed a new and truly American style. The front porch, the out-door living room is a purely American institution. The low sweeping roof lines and the pleasing design give this house an air of dignity, comfort and friendliness, a desirable combination for any home.

The whole house is planned for convenience, easy housework, privacy and permanence.





FIVE ROOMS. 24 X 36 FT.



The LYNN

HERE is a charming bungalow with a Colonial entrance and window blinds that give it an inviting and home-like touch. The good sized living room with its cheerful fireplace makes a delightful place to entertain friends. The kitchen stove with its chimney connection makes it practical for the country where coal or wood is burned. A stairway is provided for upstairs rooms.

The width of twenty-four feet makes the bungalow fit nicely into a narrow city lot. A garage opening on the alley will leave a nice backyard garden space.



FIVE ROOMS AND SUN PORCH, 24 X 36 FT.

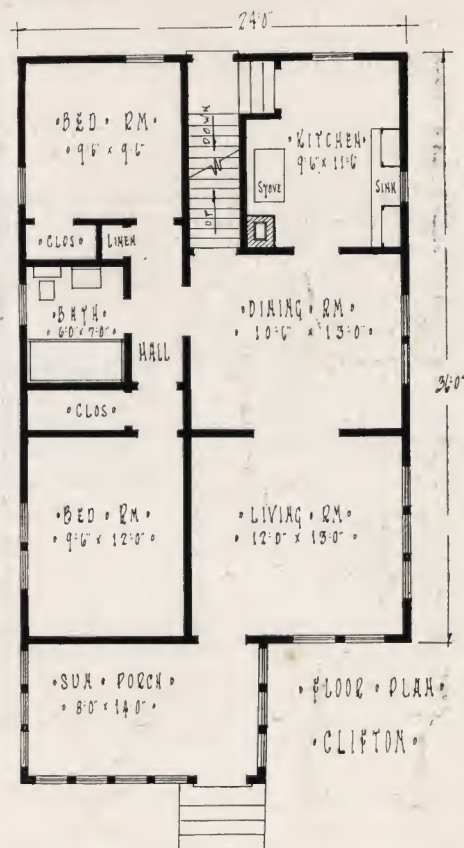
The CLIFTON

IT is especial attention to straight lines that places this bungalow so far out of the ordinary. This accounts for the reasonable cost for which it may be built.

The sun parlor will be a real delight to the housewife to "fix up," for there is an opportunity here for the use of colorful hangings and floor covering, and brightly painted wicker furniture.

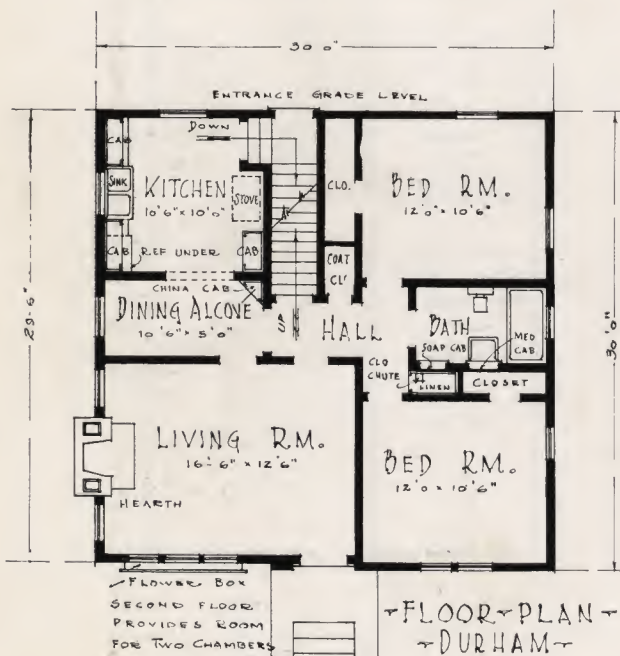
The living room and dining room may be considered together for their wide cased opening makes practically one large room of the two. The large twin window in the dining room gives an ample supply of light and air.

The kitchen is a splendid work room; the kitchen cabinets are located over the sink—on either side. The closets are ample, and the bathroom convenient.





FOUR ROOMS AND DINING ALCOVE, 30 X 30 FT.



The DURHAM

THIS Colonial bungalow has many points of especial appeal to the home builder and his wife. It is a well studied plan and will reward the closest inspection.

The comfortable living room, with its open fireplace suggests contented evenings. The dining alcove, with window and corner china closet is large enough to seat eight or ten people without crowding. The kitchen is especially complete with convenient cabinet work and is of good working size. Two bedrooms, with bath located conveniently between, and accessible to all parts of the house with few steps, with clothes chute adjoining,—all these features make this a home which will give lifelong satisfaction.

The exterior, too, is happily designed, with its outside brick chimney adding a touch of color, makes this a home whose owner will be envied.

Then too, there is space in the attic for two additional bedrooms.

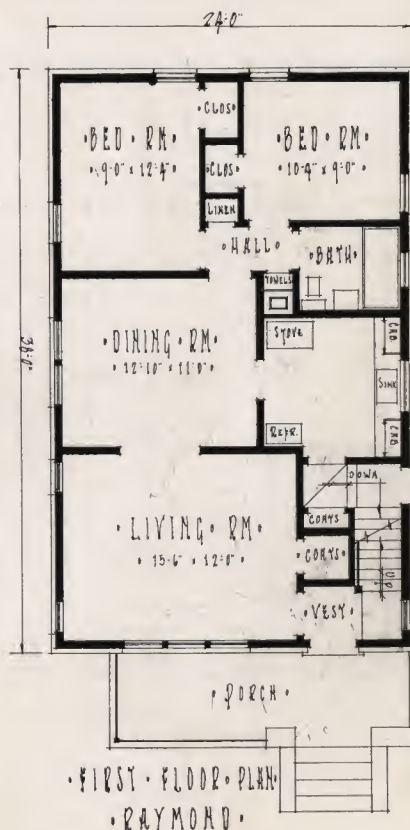


FIVE ROOMS, 24 X 38 FT.

The RAYMOND

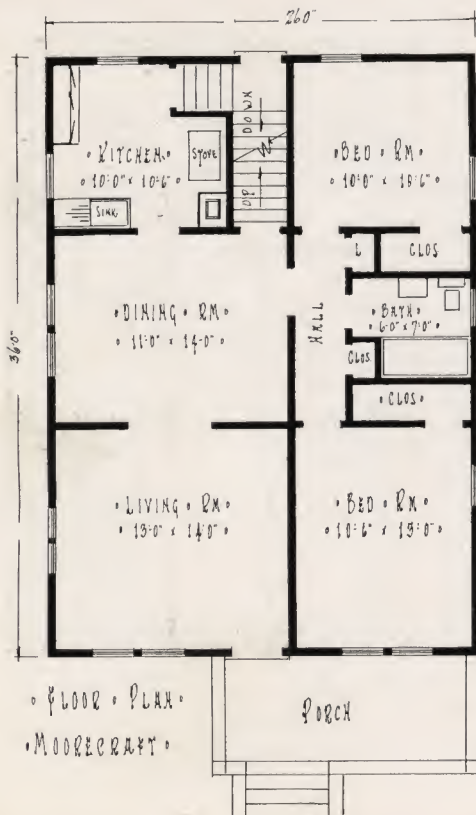
THERE are many who long for a brick exterior. There are many cities where brick is very popular, and there are other cities where none but fireproof materials are permitted—which practically means nothing but brick. The Raymond is characteristic of the small brick bungalow, and will surely satisfy the pride of those who want something small but very good in a bungalow of brick. It is an excellent example of what may be done with brick for the small home builder. It is a house that will "wear well," of good lines, and distinctive for all of its simplicity. Ornamentation—there is almost none, yet each unit, gables, porch, windows is so well designed and so well combined, that the whole is pleasing; more so perhaps than many a more elaborate structure.

The plan shows five rooms, though there is more room on the second floor. In this, the two bedrooms are at the rear.





FIVE ROOMS, 26 X 36 FT.



The MOORECRAFT

WHAT particularly recommends this bungalow is the extra two feet in width which makes it possible to have the rooms slightly larger than some of the bungalows illustrated on the following pages. And another feature is the front porch, which may or may not be screened. It will take a lot wider than 30 feet.

Otherwise, it is the conventional bungalow plan, with living room, dining room and kitchen in line, on one side and the two bedrooms with bath between, on the other side. Its simplicity of construction will commend this well planned bungalow to prospective builders and to building contractors and realtors. Living accommodations will surely be satisfactory to most small families.

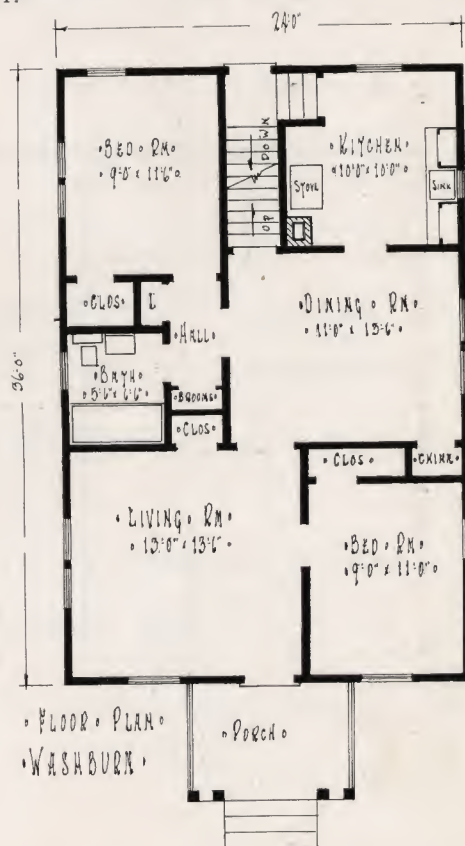


FIVE ROOMS, 24 X 36 FT.

The WASHBURN

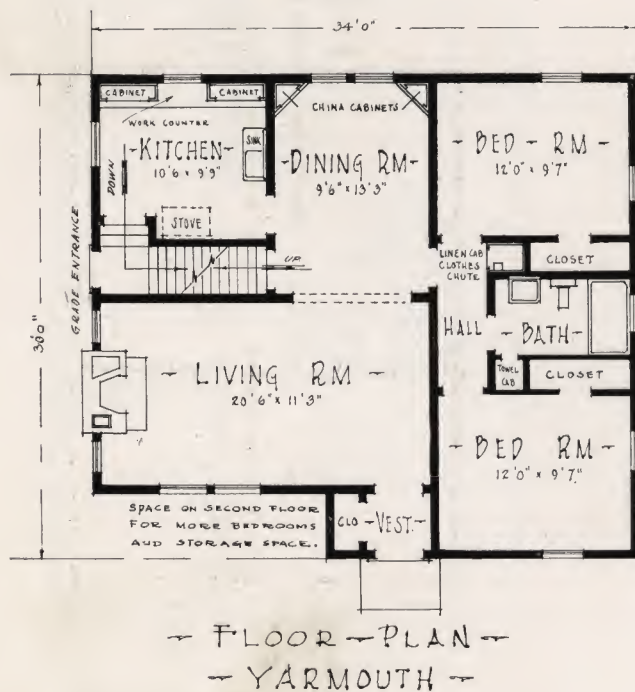
HERE is a home of pronounced artistic merit that is a beautiful example of Colonial bungalow designing. Wide siding has been used, but silver grey shingles laid five inches to the weather would be equally as appropriate. It is delightfully attractive in architectural lines, but it calls for nothing difficult in construction that would increase the cost.

You will naturally expect an equally good interior arrangement in this home, and looking at the floor plans, you will not be disappointed. The plan is somewhat different from the regular 24x36 bungalow. One bedroom is in front with the other in the rear. There is a fair sized living room with light on two sides, and wall space well planned for furniture. The coat closet is off the living room, and you must not fail to see the china closet off the dining room, and the convenient broom closet and linen closet in the hall. Both bed rooms have cross ventilation and closets.





FIVE ROOMS, 34 X 30 FT.



The YARMOUTH

AN attractive bungalow in the ever popular Colonial style, and one which is different, and unusually livable.

The rooms are extra large and conveniently arranged. Observe the large living room with a fireplace to complete its coziness. A dining room, looking out on the garden, having corner china closets, true to Colonial tradition.

A kitchen complete in detail, and all of the above separated from bedrooms and bath.

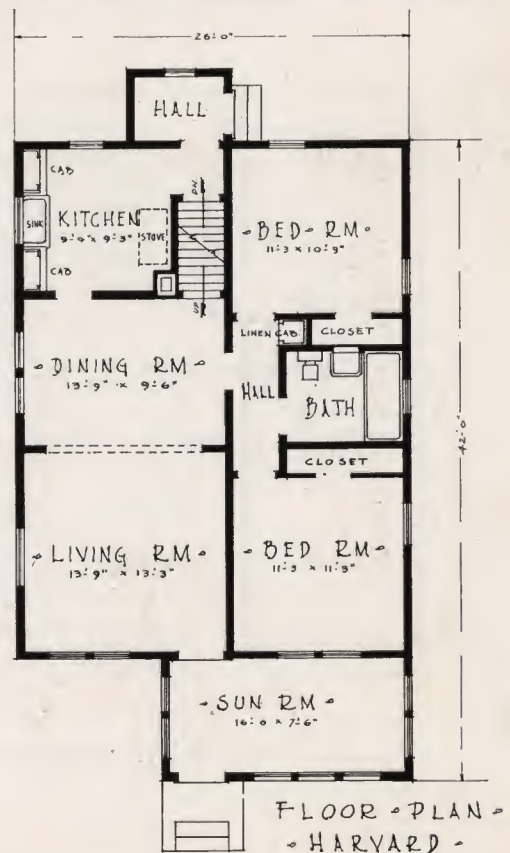
A linen cabinet, with a clothes chute, a towel cabinet in bathroom, and good large closets add the final touches which appeal to the busy home maker. A home to excite never ending admiration of friends, and even of passers by.



FIVE ROOMS AND SUN PORCH, 26 X 34 FT.

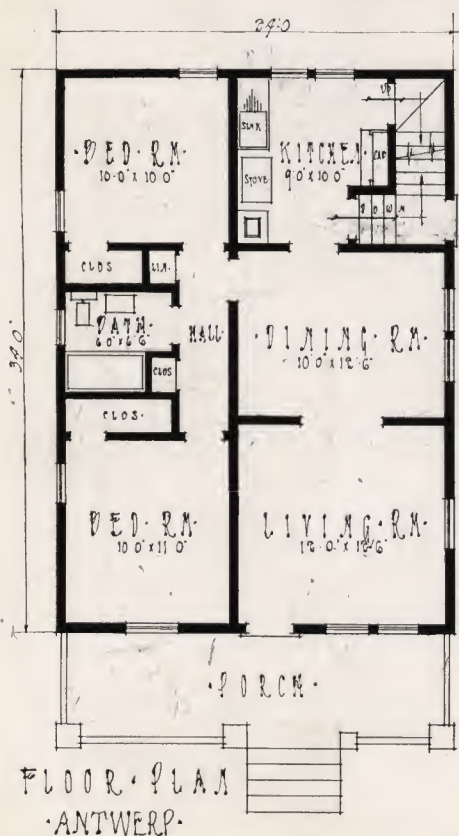
The HARVARD

A SNUG little Colonial bungalow in the lower cost class. The combined sun porch and entrance is a popular feature, making an extra living room in warm weather. The pleasant living room with arch separating it from living room gives the effect of roominess to the living room. An unusual amount of closet space, considering the size of house. The kitchen is compact and convenient, with entry where the refrigerator may be kept. Stairway to attic, which may later be made into a good sized bedroom. An awning and shrubbery may give a pleasing color contrast to the white walls of the house, and roof of any desirable color. A modest home, but very livable and convenient for a small family of moderate income. Maintenance costs will be small, which is an item to consider thoughtfully.





FIVE ROOMS, 24 X 34 FT.



The ANTWERP

HOME's not merely four square walls
Tho with pictures hung and gilded
HOME is where affection calls
Where its shrine the heart has builded.

"THE humble cabin was dear to him as the home of his childhood," and home is "a place of affection, peace, and rest, a congenial abiding place."

These quotations were taken from Webster's dictionary to show the real meaning of *home* as distinguished from *house* which is a mere dwelling place, whether dear to the heart or not. Year after year the home of your own becomes more dear to the hearts of all who live there. It becomes *home* in the truest sense of the word.

If home is a place of peace and rest, it should be secure. The burden of debt should not be too heavy. Nor should the payments be so large as to threaten loss of the home, when ordinary misfortunes befall. The ANTWERP then, is an ideal low cost bungalow for the family with a modest income. It has five rooms on the first floor, including two bedrooms, and space for three additional rooms on the floor above. It will fit a narrow lot,—another real economy where city lots are high in price.

This bungalow should avoid curved lines and heavy cornices. Finished in soft colors, and landscaped with shrubbery, it can be made very attractive.



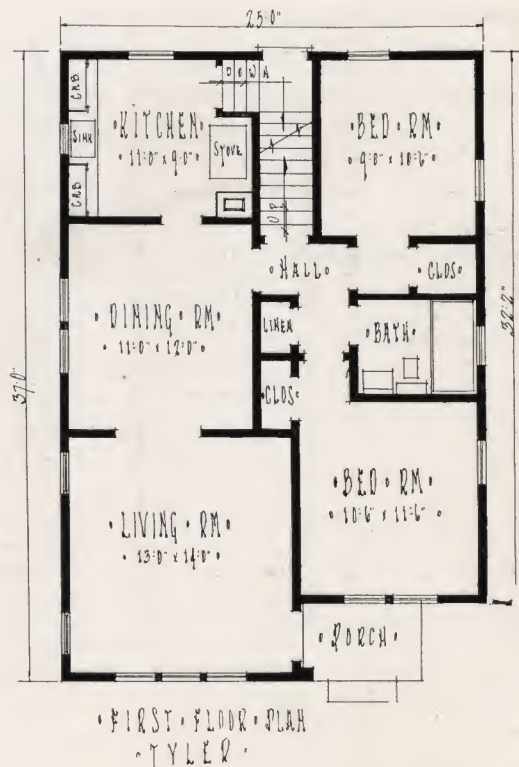
FIVE ROOMS, 25 X 37 FT.

The TYLER

ENHANCING in its quaintness, this house is sure to fall into immediate popularity because it is well planned, very attractive and "cozy looking." It accentuates that thought "this is home," and clearly expresses the feeling of comfort that is so desired in a home.

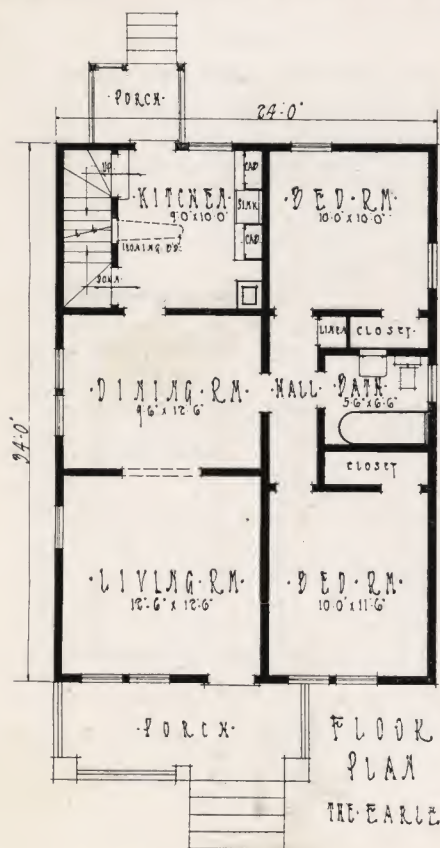
The not unusual floor plan is practical and offers two bedrooms downstairs. There is an abundance of wardrobe and linen space, with additional space for storage upstairs. If desired the cased opening between the living room and dining room may be changed to include bookcases, or a colonnade effect with china storage space, or two corner cabinets may be added in the dining room to give just that added touch of convenience.

A feature of the living room is the extra amount of window space on the front wall, and two additional windows on the side wall, so there will be an abundance of light. This bungalow has the advantage of just a little more ground area than the ordinary one of 24' x 36', and therefore the rooms are just slightly larger.





FIVE ROOMS, 24 X 34 FT.



The EARLE

A HOME need not be large or expensive to be attractive. In fact almost any family in earnest about owning a home can build one of good architectural style and yet within their means.

A good safe rule in financing a home is to set the upper limit at two and a half times your annual income. If you have a family, two year's income may be all you can easily pay; if a large family, even less. For those whose incomes are small, the modest frame bungalow is usually just about right. The EARLE with its high roof and plenty of second floor space makes a comfortable home; yet it will go easily on a thirty foot lot,—an economy where land is expensive.

The front porch adds a homelike atmosphere to the place. Brown shingles on the upper story, white siding below with chocolate trimmings make a good color combination. Shrubbery set around the porch will offset the appearance of height.

The family requiring only two bedrooms can live all on one floor at a considerable saving in housework. Then, as is the case of many of our bungalows, additional bedrooms may be finished off later on the second floor. The rooms are of fair size with good closets for the bedrooms. The chimney in the kitchen corner can accommodate a wood or coal stove, which makes the plan suitable wherever there is no gas. The interior can be made just as attractive as the outside.



FIVE ROOMS, 24 X 34 FT.

The BEISSEL

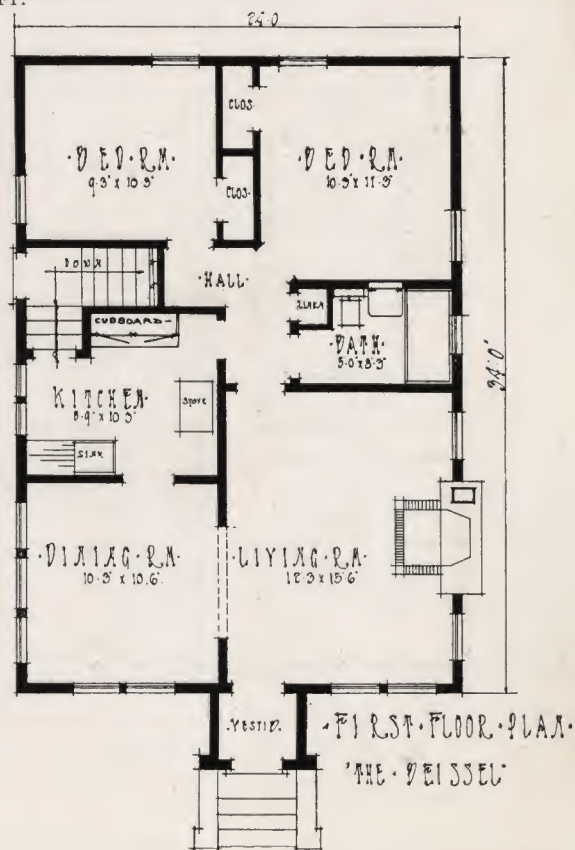
EVEN without a tile roof, the low roof lines and the plain white walls suggest Italian style. Decorations over the door and front windows and the brick work on the chimney give an air of gay vivacity which would be shown better in colors. This cheerful note is unmarred by heavy dormers, cornices or other heavy features.

The interior can be made fully as attractive as the exterior. The fireplace lends a friendly warmth to start with, and the home maker's personal tastes will determine the rest. Nicely decorated, the home is ideal for entertainment. The living room is large and its nearness to dining room and kitchen make the serving of refreshments easy. The bathroom walls, however, should be well insulated to deaden the sound.

Here again we have a small step-saving kitchen, the delight of the modern housewife. She will appreciate its easy access to the side door and the basement room where her vegetables and preserves are stored.

Privacy for bedrooms is obtained by their rear position with no rear entrance. In fact all the interior arrangements co-ordinate to give a compact, comfortable home, as convenient as it is attractive.

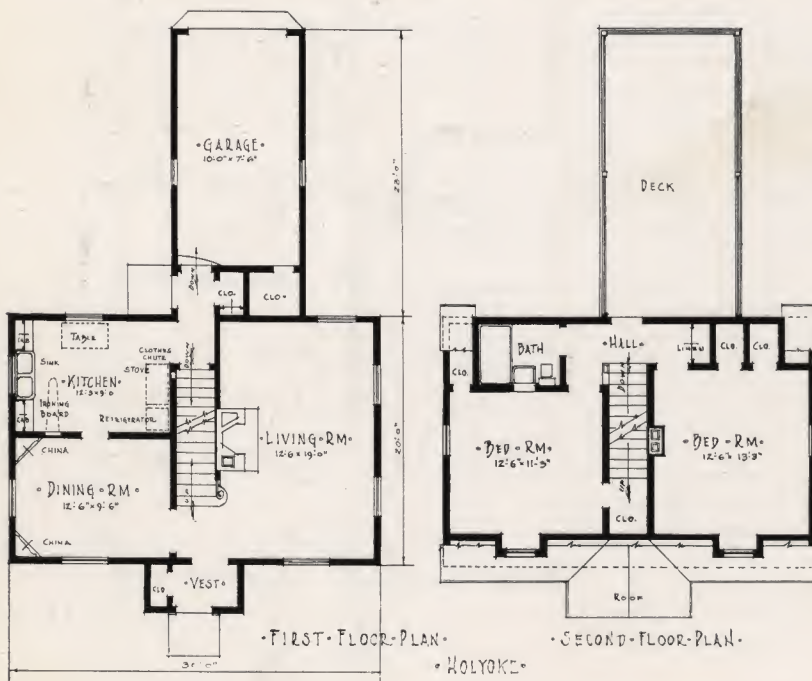
The Beissel is an economical home to build, and its good architectural lines, and its home-like charm make it an easy house to sell if the "ship comes in" and a larger house is wanted.





FIVE ROOMS AND ATTACHED GARAGE, 30 X 20 FT.

The HOLYOKE



CAPE COD Colonial—a type dear to American hearts. Doesn't that chimney look sturdy and suggest spacious comfort within? And that living room lighted and ventilated from three sides, with its open fireplace. Garage accessible without going outdoors in inclement weather. The deck over garage may be a cool retreat on summer evenings, and a place to air bedding and shake rugs. This type lends itself to various color schemes, but how attractive with green shutters and roof against white clapboards. Two bedrooms on second floor, just large enough, with plenty of air and sunlight.

Imagine Colonial corner china closets in that attractive dining room. Plenty of closet room, too.

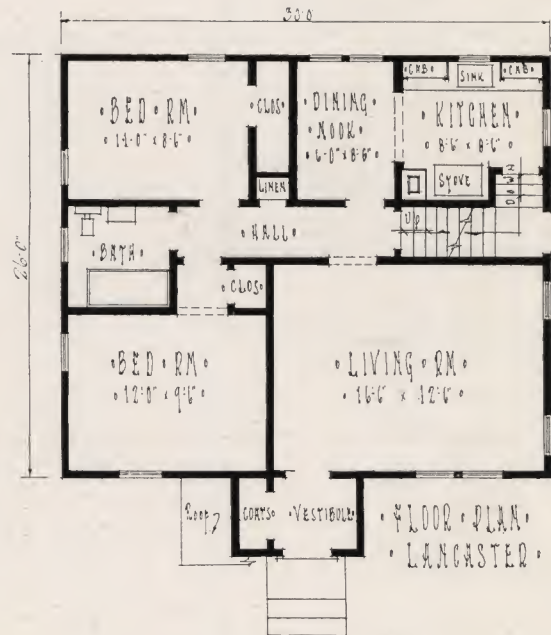


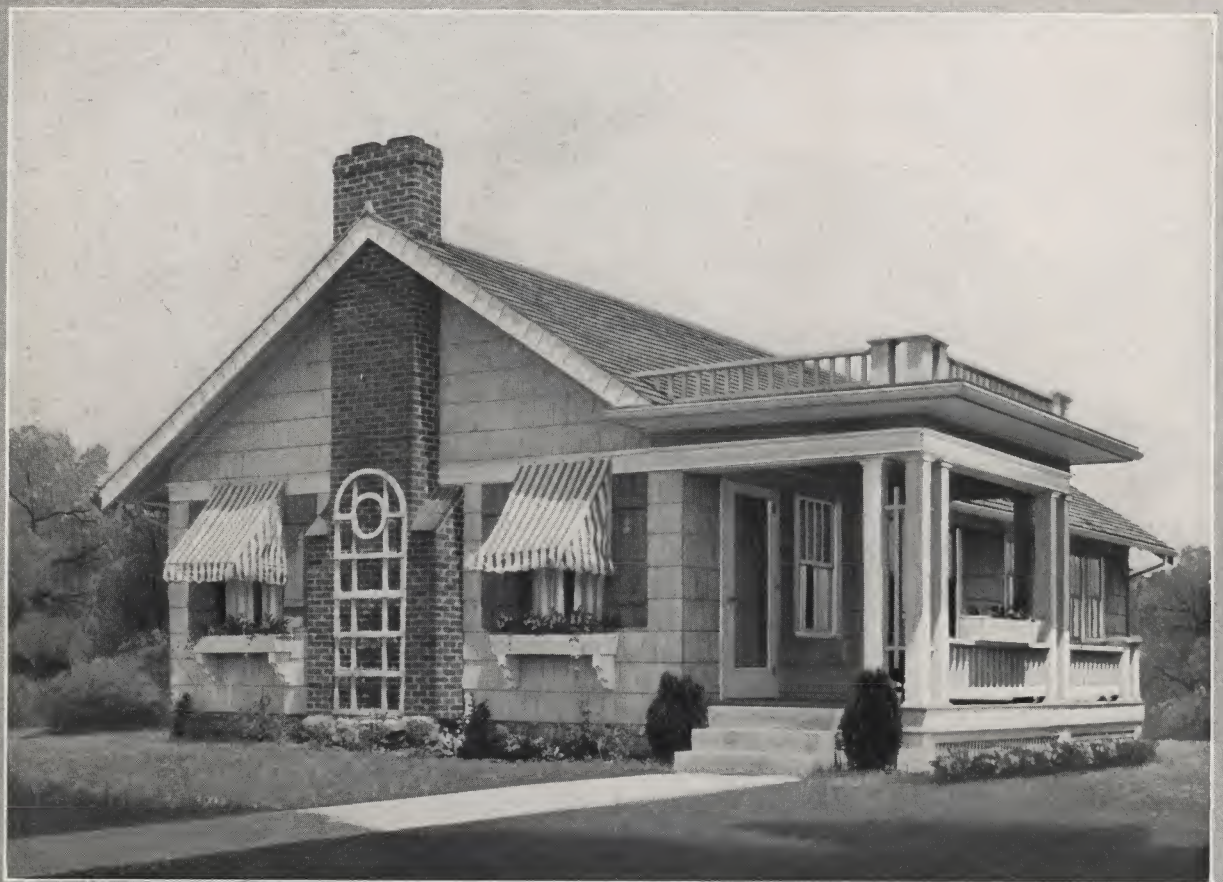
FOUR ROOMS AND DINING ALCOVE, 30 X 26 FT.

The LANCASTER

MANY folks living in an apartment would find a little bungalow like this much better living, and certainly more private. Because of its small size, it should be very economically built, and it will be large enough for the young couple for several years. Like the Livingstone design, the dining nook replaces the dining room, thereby leaving sufficient space for two bedrooms. The living room is of good size, and there is a side grade entry. The second floor would have space for additional rooms if required.

The exterior suggests the English type bungalow because of the peak and graceful slope over the doorway. The design comes under the classification of the cottage type and can be made very attractive and homelike, without a great deal of expense.





FIVE ROOMS, 22 X 40 FT.

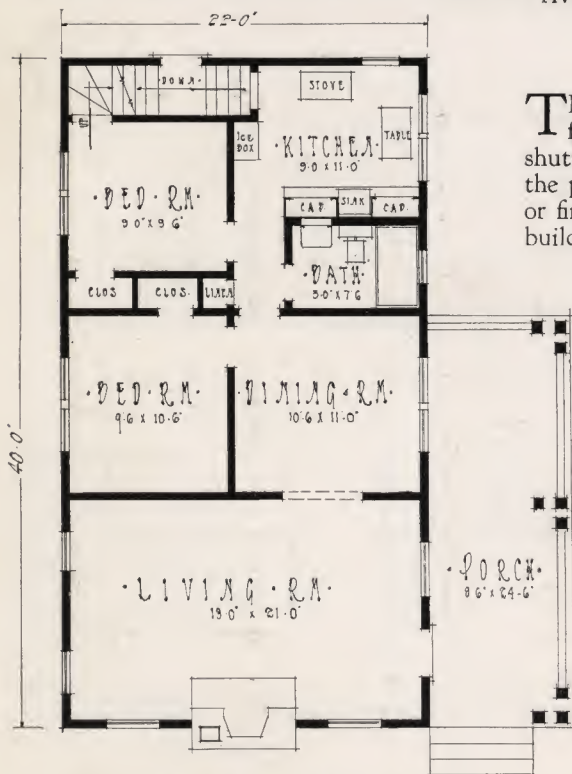
The WESTBROOK

THE excellent plan of this five room bungalow has many unusual features. Truly an American design, its white pillars, window shutters, and wide shingle siding suggest the Colonial. So good are the proportions and architectural lines that it may be built of brick or finished in stucco or wood siding with equally good effect. The builder can choose exterior materials to harmonize with the neighboring homes and to please himself.

The large living room across the front with its big open fireplace and five windows make the interior as attractive and homelike as the exterior. There is plenty of room for comfortable chairs, and a davenport might well be placed before the fireplace. The family socially inclined will appreciate the ample space for card tables. Moreover, a full length basement in this forty foot house offers ample space for a recreation room, a workshop, or a drying room for clothes.

The other rooms are modest in size and well lighted by windows. The kitchen has easy access to the grade rear entrance and to the basement rooms.

Green shingles should be avoided on the roof; the one-story house does not carry this color successfully so close to the ground. A light brown or mingled colors are most appropriate. The general design of this house calls for something of a lawn on the porch side, hence a corner lot or a forty or fifty foot lot is highly desirable.



FLOOR PLAN
WESTBROOK



FIVE ROOMS, 22 X 36 FT.

The DAYTON

UNLIKE the Westbrook the Dayton will slip nicely in between two other bungalows. A thirty foot lot gives it plenty of room; in fact its very compactness and substantial appearance call for a small lot. Two adjacent bungalows on thirty foot lots could have a common driveway between them, and perhaps a two car garage.

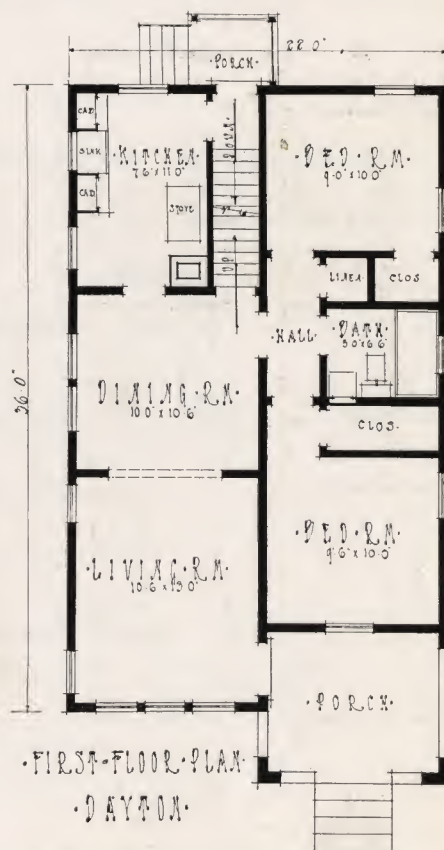
The style of the Dayton is modern American. Heavy markings in the stucco finish should be avoided, as they are characteristic of Spanish and Italian styles. A pebble dash will relieve the plainness. The clipped gables give an air of snugness, the wide overhanging eaves and the inviting charm of the front entryway make a most attractive bungalow.

For a color scheme we suggest warm ochre walls, gray trim and a brown roof.

This house for a small lot makes a cozy bungalow for a small family with a small income. Two rooms on the upper floor must necessarily be rather small. The absence of dormers and other irregular projections, however, make the house very economical to build.

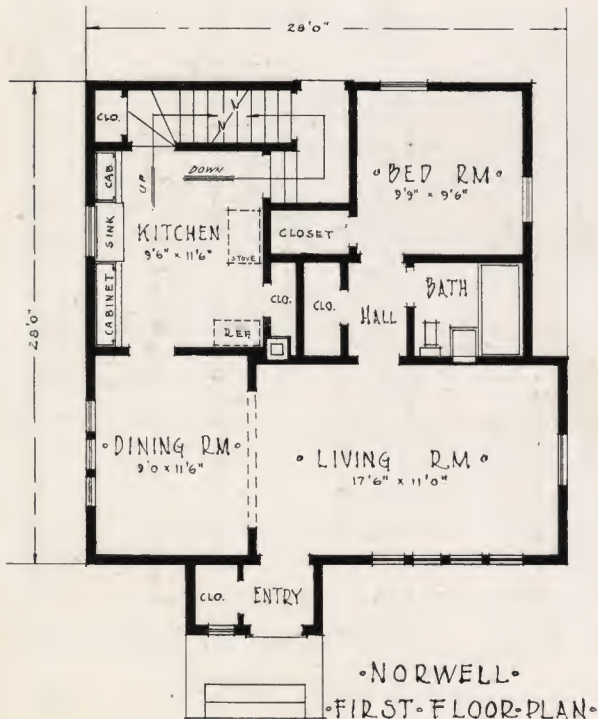
The position of bedrooms and bath on one side of the house secures privacy. The small modern kitchen saves steps and is most convenient. The location of the chimney makes possible a wood or coal stove in the kitchen. The living room is the largest room in the house, as it should be, with ample wall space for bookcases and other furniture.

For comfort, convenience, easy housework, and low cost of both building and upkeep, this bungalow is ideal.





FOUR ROOMS, 28 X 28 FT.



The NORWELL

A COLONIAL bungalow for the builder who must economize, not only in original cost but in maintenance.

While there is but one bedroom, there is plenty of space in the attic for two more rooms when needed, or to be included, if desired, in the original house.

Here we have a pleasant and spacious living room with dining room, bath, and bedroom with cross ventilation. Note especially, also, the large closets.

Roof may be cedar or asbestos shingles, stained to suit taste. This type of house calls for siding, but, if desired, stained shingles may be used.

A house that can be built at surprisingly low cost.



FOUR ROOMS AND DINING ALCOVE, 24 X 28 FT.

The DARBY

A TRIM little home for a small lot and limited purse. The dining alcove adjoining kitchen is a desirable feature. The porch suggests summer time comfort after the day's work. The attic has storage space. The large living room offers ample wall space for furniture.

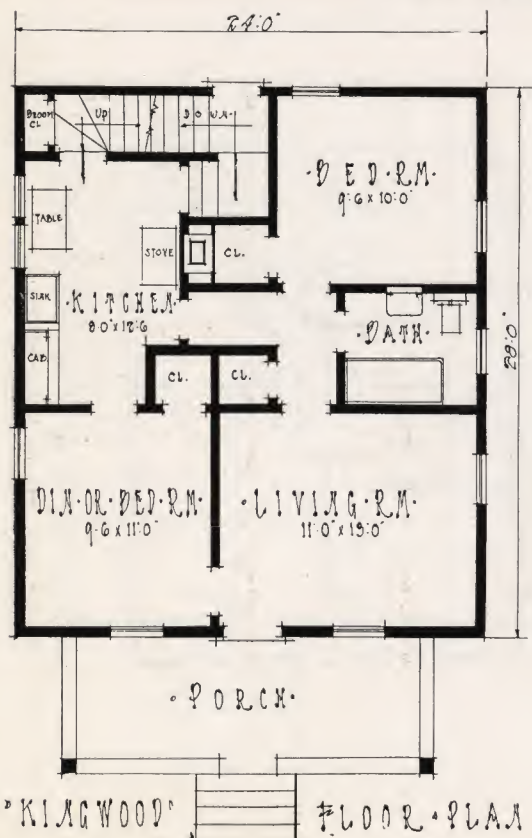
The roof and gable, with shingles, suggests a brown stain typical of good looking bungalows.

A neat little home for the family that does not need more than two bedrooms.





FOUR ROOMS, 24 X 28 FT.



The KINGWOOD

HERE is a low cost bungalow for the narrow city lot. Like others of this general size, it will go nicely on a short lot. Or, with a lot of usual length it leaves ample room for flower and vegetable growing. Where this type of building is desired, the KINGWOOD will make a very good investment.

The front porch is a most desirable feature. Vines trellised all the way up the sides will give it summer shade and a measure of privacy. Shrubbery or vines are needed to dress up the front.

The dining room which can be used as a bedroom makes the plan flexible to suit varying conditions. Two additional rooms may be added on the second floor, and of course the basement will accommodate both laundry and workshop. The house has plenty of closets and a broom cabinet handy to both stairs and kitchen.

Simplicity of design is the keynote of this modest cottage, and its coziness is at once apparent.



FIVE ROOMS, 22 X 34 FT.

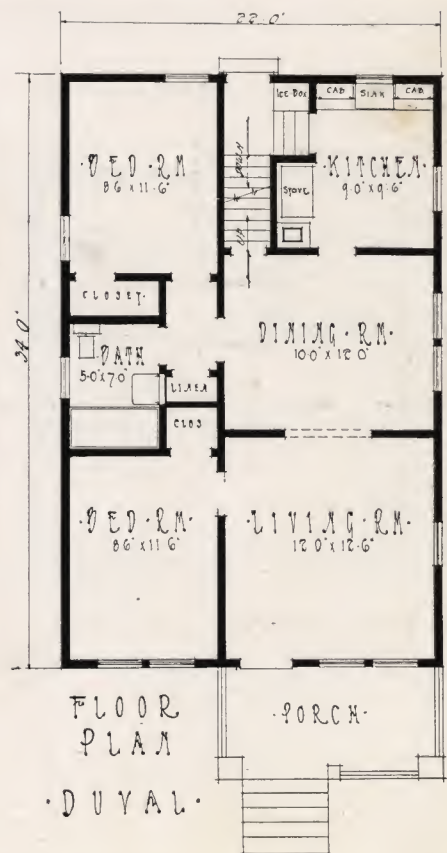
The DUVAL

SMALL, compact, simple in design and with a simple hip roof, this bungalow is most economical to build; yet it does have one extravagance, a front porch. Many home builders prefer to economize elsewhere than to give up that great American institution often called "the out-door living room." The brick columns on the porch corners give a touch of color and add much to the attractiveness of the exterior.

The rooms are conveniently arranged with easy access to one another. In the kitchen we have a chimney and a recess for the stove. The platform next the rear entrance is an ideal position for the refrigerator; the ice chamber can be filled from the outside. At grade level the rear entrance communicates directly with the basement. Note how fully the space around the bathroom is utilized.

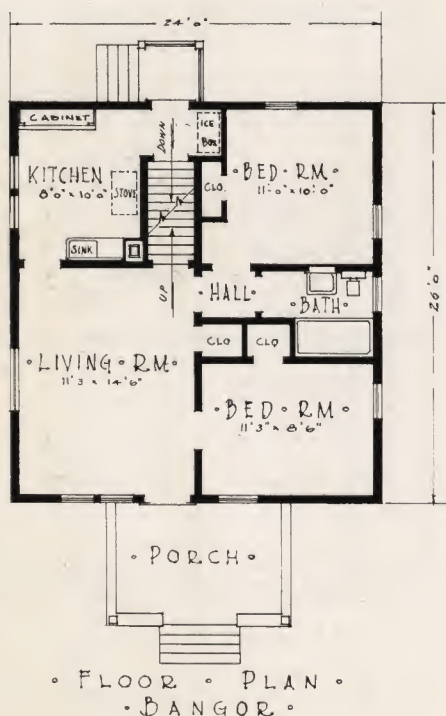
There is room in the basement for heating plant, coal bin, laundry and a workshop or recreation room. The latter room nicely finished and floored with wood can be just as comfortable and attractive as any room in the house.

This house will fit a small city lot. Its homelike appearance, low cost of construction and other features explain its popularity.





FOUR ROOMS, 24 X 26 FT.

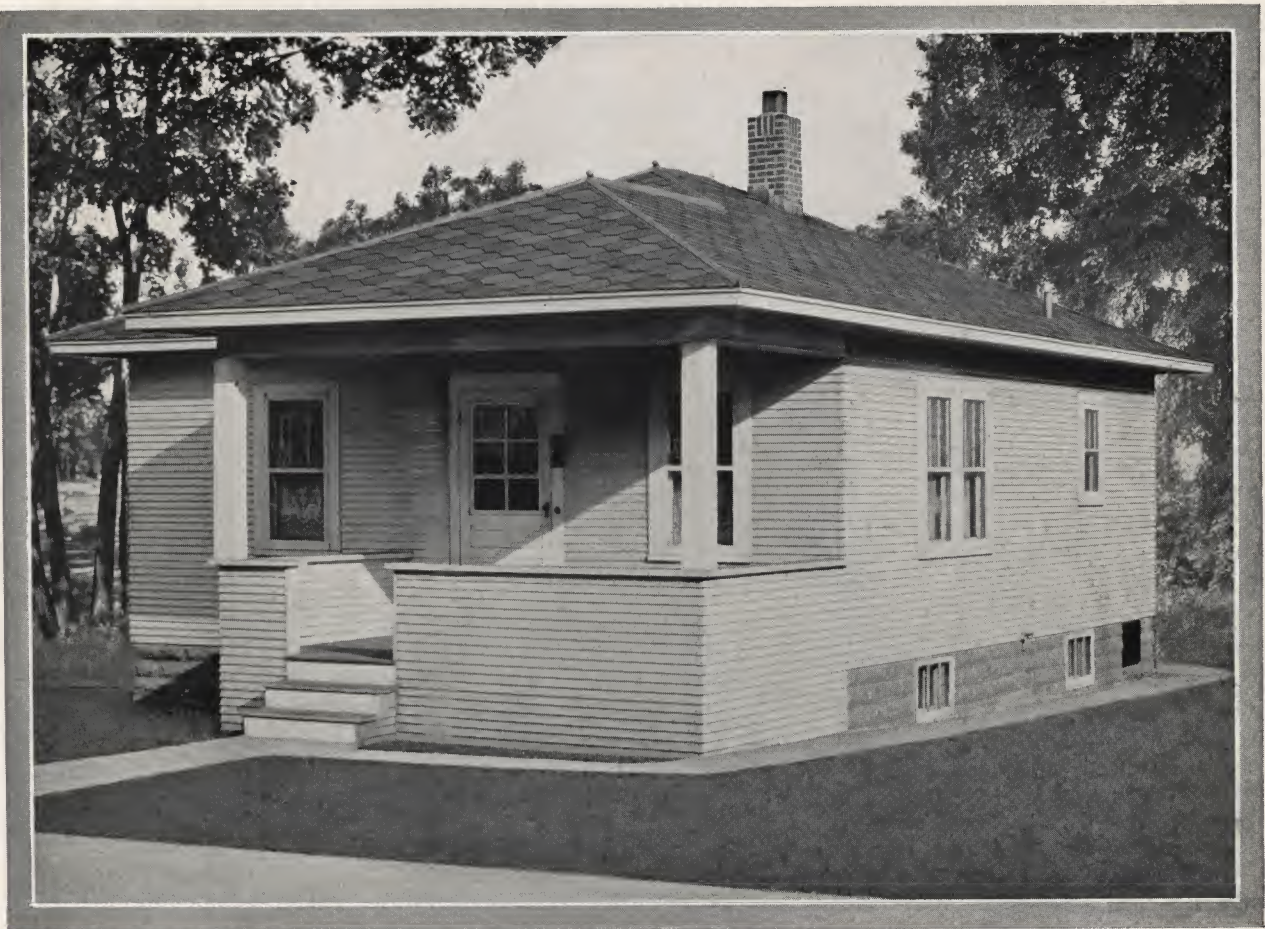


The BANGOR

HERE is an inexpensive yet attractive bungalow for the limited purse.

The end of living room serves for dining purposes, and two bedrooms on first floor to fill the needs of a small family. There is space in the attic to finish off another bedroom later when needed.

Shingled roof, with siding, and an outside color scheme will make this a home to be proud of and contented in. Can be built at low cost.

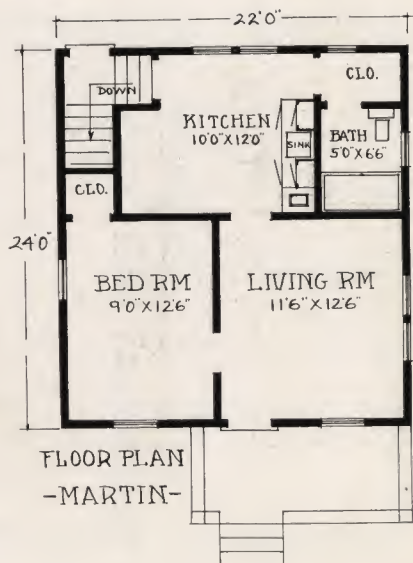


THREE ROOMS 22 X 24 FT.

The MARTIN

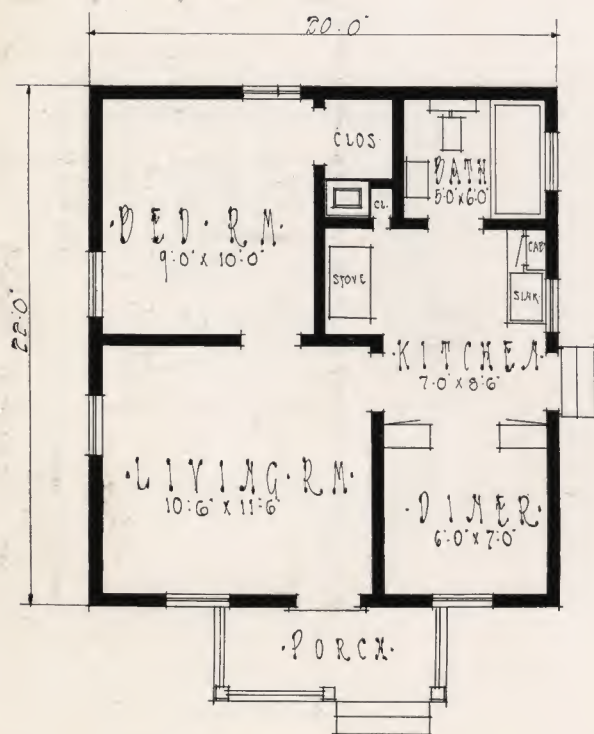
THOUSANDS of people—yes millions of people live in three room apartments. If they only knew of the joys of living in their own homes, they would never go back to an apartment, for in your own home, you do at least have privacy. The investment in a home of this type isn't very great and interest charges and amortization of the loan wouldn't be a burden.

As is usual in three-room bungalows, the living room is often used as the dining room; but in the Martin there is sufficient room so that many meals can very comfortably be served in a corner of the kitchen. There can be included just as many modern conveniences as will be found in more pretentious homes—and if so furnished can never be called a "cheap" place, and will surely prove admirable for a young couple with modest means.





THREE ROOMS AND DINETTE, 20 X 22 FT.



The MONTROSE

THIS plan of a small house has followed our apartment house layouts by including a kitchenette and diner; it stands out as an example of what can be done for very little cash outlay, still providing comfortable living accommodations. With the plumbing concentrated, the cost is reduced considerably. This house would not require a basement. We would recommend a solid masonry foundation, as it will keep house warmer and avoid freezing.

This design is the smallest in our book of plans; but, it is large enough for a couple to live in very comfortably. A well kept lawn and shrubbery correctly planted will go a long way toward making the Montrose look as well as many bungalows of larger size.



TEN ROOMS, 25 X 44 FT.

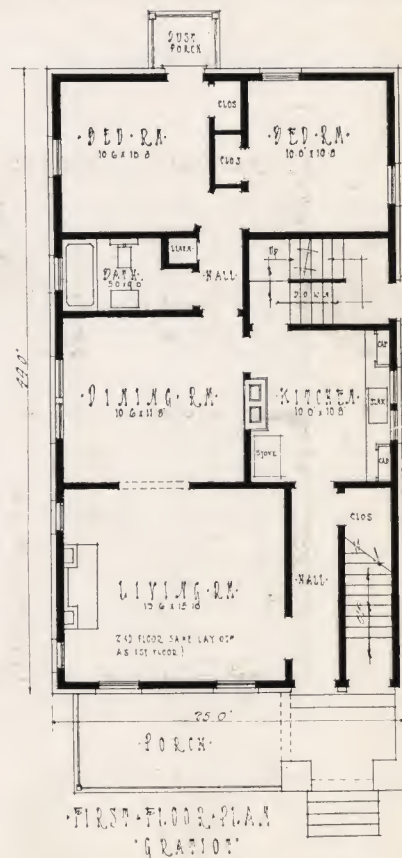
The GRATIOT

THE duplex costs less to build, less to heat and less to keep in good repair than two separate houses of the same accommodations. Hence the great popularity of the duplex. The owner frequently lives in one part and receives a good income from the other. Except for front porch and terrace the second floor plan is the same as the first.

The interior arrangement is modern in every respect. The central location of the kitchen is most convenient. The bedrooms at the rear are well segregated from the living quarters; all have cross ventilation. The busy housewife will appreciate the dust porch. The large living room with its entertainment possibilities will appeal especially to those who are socially inclined.

Well balanced architectural design, and rugged brick walls with green shutters and white slab trimmings give the GRATIOT an air of distinction. These features should be matched by such refinements as high quality flooring and millwork, tasteful decoration, a kitchen cabinet, plenty of baseboard plugs, and other modern conveniences. With no bedroom for a maid, the housework should be reduced to a minimum.

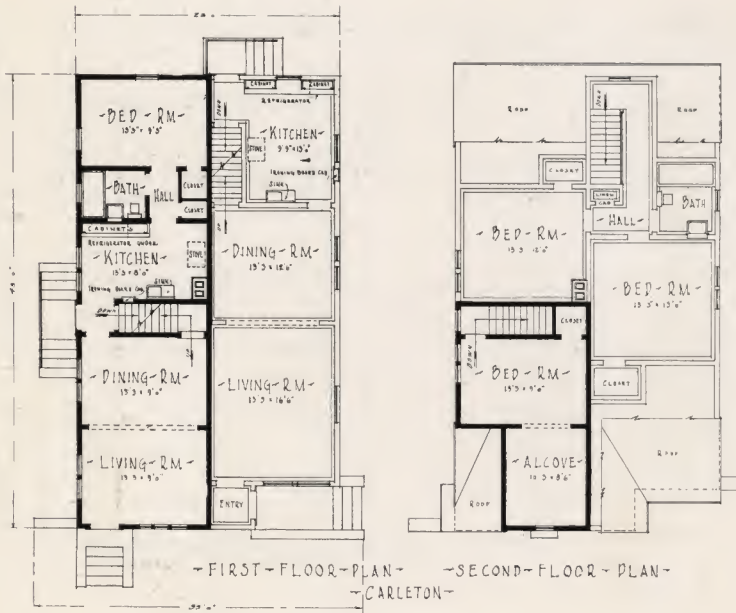
To attract and hold tenants the house must have a thoroughly modern interior as well as a pleasing exterior.





BUNGALOW DUPLEX 28 X 48 FT.

The CARLETON



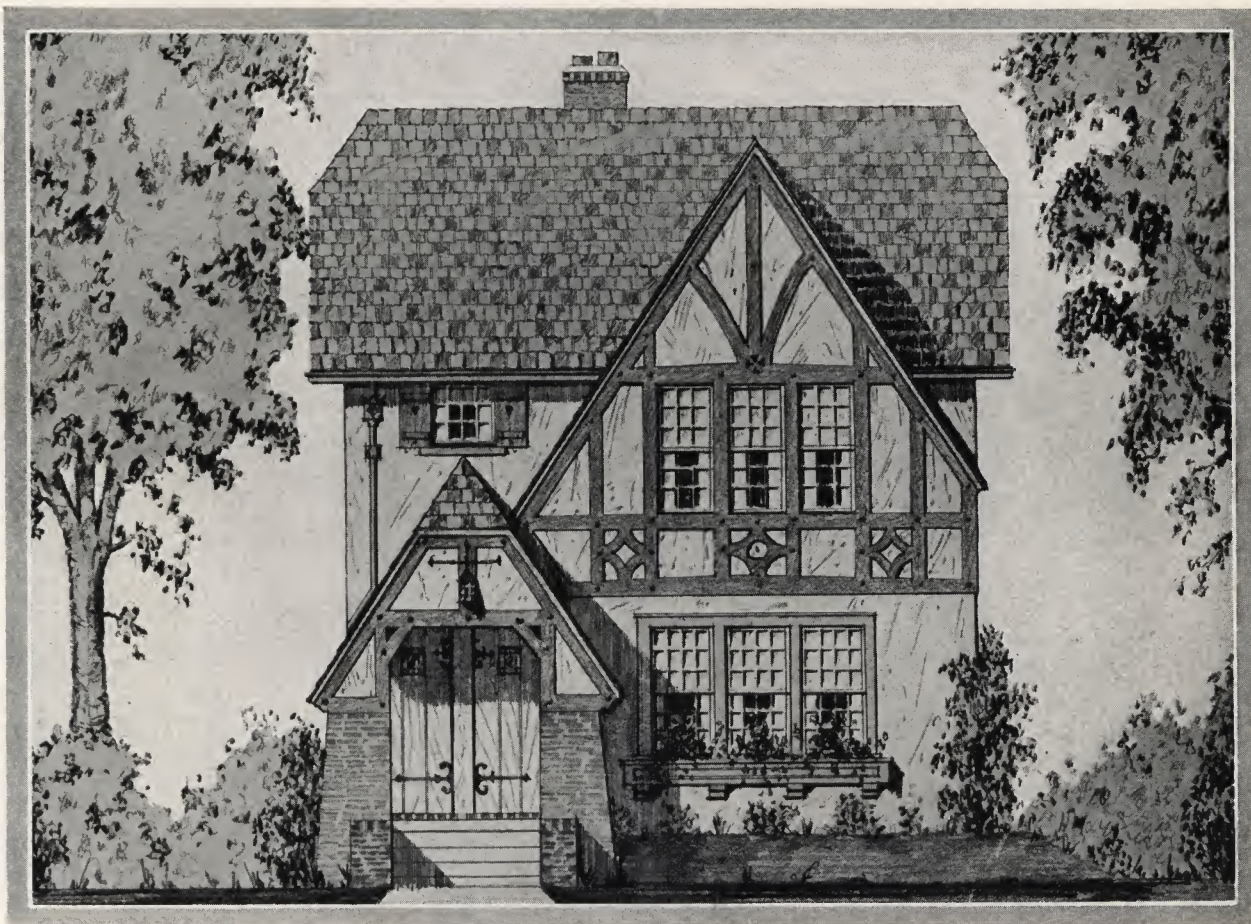
A TWO-FAMILY bungalow with an especially attractive exterior. Entrances entirely separate.

The room arrangement for each apartment is convenient, different in both. The rooms in the one on the left are larger than those of the other.

One apartment has a bedroom on the ground floor and another with alcove on the second floor. The larger apartment has two bedrooms on second floor.

In each apartment a wide archway separates the living room from the dining room, giving the effect of one large room.

For conveniences, both apartments leave nothing to be desired in a duplex of this size. This house is well planned for a narrow city lot, and considering that it accommodates two families can be built at remarkably low cost.

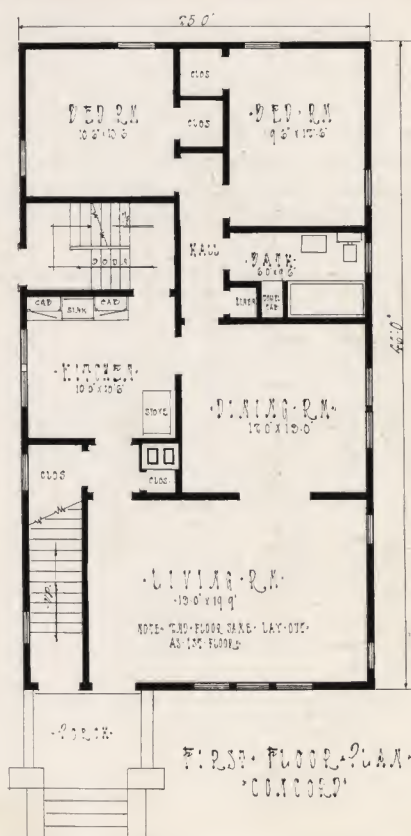


DUPLEX, TEN ROOMS, 25 X 46 FT.

The CONCORD

WHEN you look at this illustration you cannot but help liking this exterior, for it appeals to you at once. It has that something of distinction in design, unexplainable by the layman. The details of English style have been used to good advantage. The timbered walls and stucco finish are well in keeping with the details.

The interior has five rooms on each floor, the arrangement of which are clearly followed on the plan. The front entrance shows separate doorways; if desired, one door could be used, providing a partition be carried on first floor across end of living room. This would give a mutual vestibule, with hall on first floor leading to the kitchen. The door from kitchen, direct to front part of house is a convenient feature of this plan.



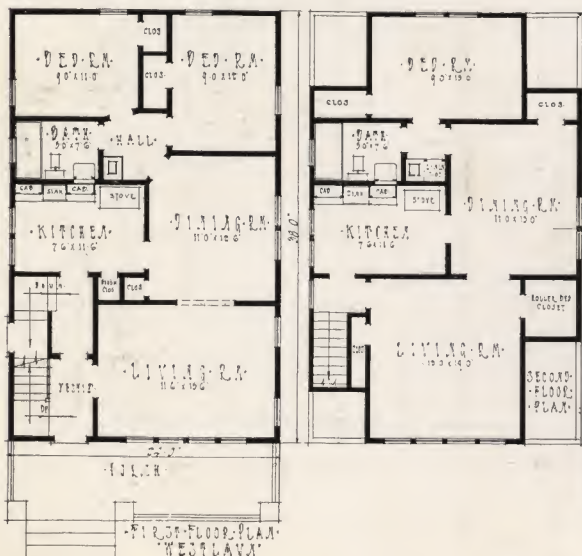


INCOME BUNGALOW, 24 X 38 FT.

The WESTLAWN

THE income bungalow is becoming very popular, as rent from the upper floor carries a good part of the financial burden. Two parts of the same family will find both privacy and economy in this kind of a home. The bungalow style exterior gives no suggestion of a two apartment home. Both families use the same front and side entries.

The bedrooms and bath in the rear are well lighted and easily ventilated. The kitchen, centrally located is handy to the entire floor, and has easy access to side door and basement. The small illustration of the WESTBY shows a similar house, floor plan reversed and with a different exterior. Either house is a safe investment and a salable proposition, particularly in cities where lots are expensive.



WESTBY



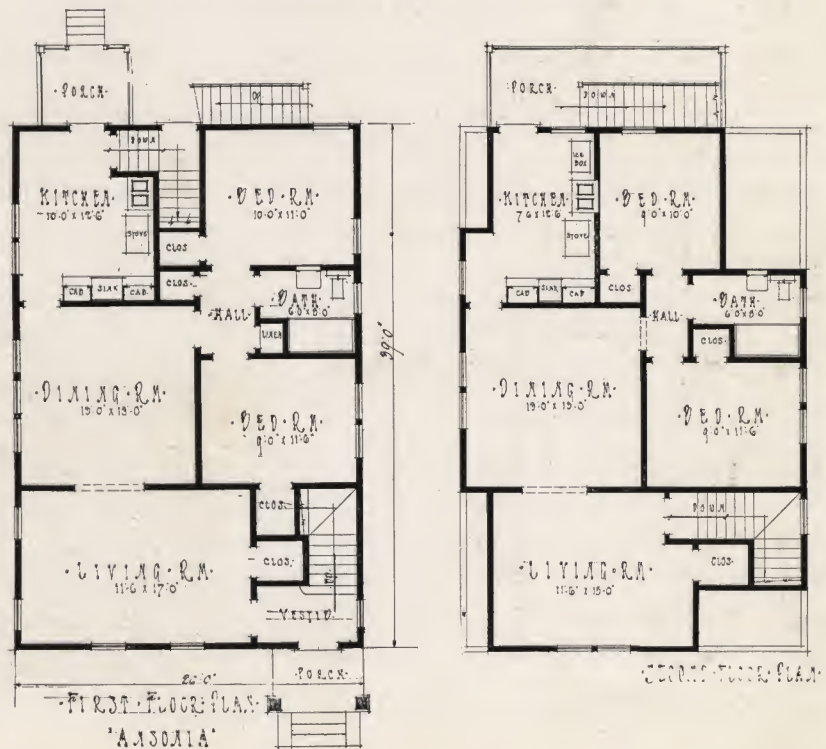
INCOME BUNGALOW, TEN ROOMS 26 X 39 FT.

The ANSONIA

A HOME with one part set aside for the use of another family gives the owner an income and thus reduces his living expenses. The two family flat has long been used for this purpose; it is only recently that the "income bungalow" has appeared.

The Ansonia is a good example of this latter type. The exterior has pleasing lines, the wide siding painted white with gray green shutters adds to the appearance.

The entrance is through a vestibule in common for both families. The living room and dining room are large and roomy, with good sized windows. The bed rooms, with bath in between make an ideal arrangement. The chimney is carried up through the kitchen. At the rear is a stairway leading to the upper apartment. Each family has a rear porch. The basement has a door at grade level.



How Much to Pay for a Home

MILLIONS of home loving Americans who are paying rent—and more than half of America's families are—might own homes of their own by making what is now rent money pay for them.

Under the old mortgage system, homes were built with relatively short term first mortgages, with second mortgages in addition, which made it a perpetual struggle to keep up payments and avoid foreclosure. Then came in a few short years the problem of renewals, with attendant expense, together with uncertainty as to whether the original lender was willing to renew; or, if not, whether money markets made mortgage funds available.

As the result, many homes, after a period of years, had cost, in interest, as much or more than the original principal of the loan,—with, perhaps a heavy lien still existing.

The Federal Housing Act has changed all this, much to the home owner's advantage. While under the old mortgage system it was ordinarily required that a first mortgage be limited to 60 percent of the entire cost of the home, while the second mortgage usually carried a higher rate of interest. Now one may borrow up to 80 percent of the cost of his home, have twenty years or less to pay, and discharge his mortgage in monthly payments, like rent, and not necessarily exceeding in amount the monthly rent he would pay for a home of the same value, or even less. This monthly payment would include interest, a small charge for mortgage insurance, another small monthly fee for servicing the loan, and a considerable proportion on the principal.

Under these conditions one who can make a down payment of 20 percent of the cost of his home (in which may be included the cost of his lot) it is easier now for the industrious citizen to own a home which will suit his family needs and which, with every monthly payment, comes nearer to unincumbered possession.

* * *

One who contemplates building a home should enter into his plans deliberately and study carefully every angle of the proposition. He should not engage himself to pay for a home too expensive for his income. Authorities say that one can safely incur an obligation to build a home of from 1½ to 2½ times his annual earnings in value. The man of large family needs more for food and clothing, and should stay nearer the lower limits, while the man with only a wife to support might well pay in higher limits.

There are several economies which may well be observed. A house which one expects to make his dwelling for life should be built of good materials and with honest workmanship. It should not be too large, for heat and upkeep depend much on size. Nor should it be too small to accommodate the family in comfort.

The house should be planned under the direction of a good architect. Insulation, while increasing original cost, will be a perpetual saving of heating cost, and a constant source of comfort, in all seasons.

Location is important. It should be chosen in congenial surroundings, accessible to transportation, with sewer, gas and electricity available; conveniently near school or church, and in a friendly neighborhood, where property values are not likely to decline.

To secure the necessary financing, first select the general style and the size of a house that will suit your family needs. You can develop your ideas by a study of the plans in this book. Then, consult your lumber dealer or architect and get an idea of the cost of your home, with some rough sketches, indicating any modifications of the plan you select. With a good idea of the cost of your home, your lumber dealer or architect will direct you to the qualified lending agency where you may have a consultation regarding preliminaries, after which your application may be filled out, with the aid of the lending agency. The latter will have an appraisal made, and in due time the loan will be approved and your contract may be let. The lending agency will go over your plans expertly and point out to you any features which may need correction or modification.

The following table shows the basis of financing and monthly payments in homes of varying cost, from which you can get an idea of how much your monthly payments will be on the home you propose to build. These figures are offered by the Federal Housing Administration. They do not include taxes or fire insurance, as these items vary in different localities, even in different sections of town or city.

The figures are based on 20 years, the maximum allowable under the Federal Housing Act, at 5%. A shorter term means, of course, larger monthly payments. The borrower has the privilege of paying off the entire obligation at any time, should his circumstances improve so as to make it possible.

Own your home! It is the birthright of every family. Pay for it while enjoying its comforts and security.

What it will Cost You to Pay for a Home Monthly Over a 20-year Period under the SINGLE MORTGAGE SYSTEM of the Federal Housing Administration

Federal Housing Administration appraised value of property	\$1,250.00	\$3,750.00	\$5,000.00	\$7,500.00	\$10,000.00
Minimum down payment required (20 percent of appraised value) in cash or its equivalent in land value	250.00	750.00	1,000.00	1,500.00	2,000.00
Maximum mortgage loan (80 percent of appraised value) insurable by Federal Housing Administration	1,000.00	3,000.00	4,000.00	6,000.00	8,000.00
Monthly payment to reduce PRINCIPAL and pay interest at (maximum) rate of 5 percent on the monthly reduced balances over 20-year repayment period	6.60	19.80	26.40	39.60	52.80
Monthly payment on mortgage insurance . . . . .	.42	1.26	1.68	2.52	3.36
Average monthly fee to cover cost of servicing mortgage loan* . . . . .	.25	.75	1.00	1.50	2.00
TOTAL	\$7.27	\$21.81	\$29.08	\$43.62	\$58.16

*Mortgage lenders may collect the above service fee of not more than one-half of 1 percent of the reducing balances of mortgage principal. Over a period of 20 years, this amounts to an average monthly charge of slightly less than 25 cents per \$1,000 of mortgage.

Each year's taxes and premiums for insurance against fire or other hazards are likewise paid in monthly installments covering one-twelfth of each year's taxes and insurance premiums. They are paid monthly to the mortgage lending institution in the same payment which covers interest, principal, mortgage insurance, and service fee.

All figures in this chart are based upon the maximum permitted rate of interest. In sections of the country where prevailing interest rates are low, lending institutions may, at their discretion, elect to charge lower rates in line with local practice.

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BERKSHIRE



HAARLEM



CUDWORTH



HARVARD



HOLYOKE



CORNELL